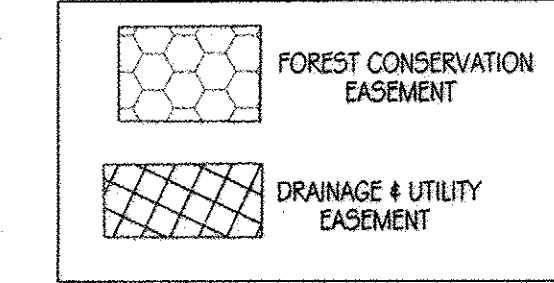


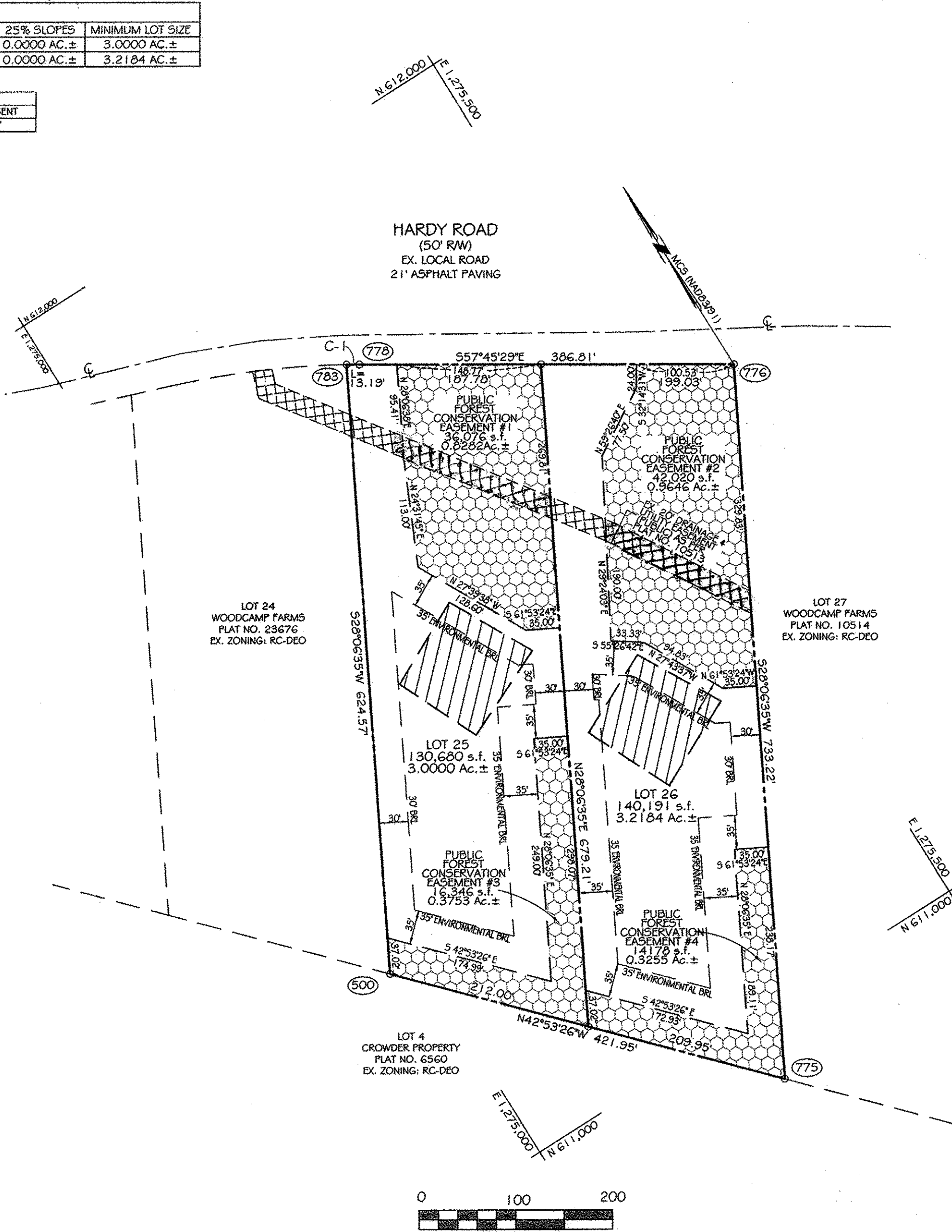
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
25	3.0000 AC.±	0.0000 AC.±	3.0000 AC.±	0.0000 AC.±	0.0000 AC.±	3.0000 AC.±
26	3.2184 AC.±	0.0000 AC.±	3.2184 AC.±	0.0000 AC.±	0.0000 AC.±	3.2184 AC.±

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C-1	895.00'	13.19'	00°50'40"	S58°10'49"E	13.19'	6.60'

Point#	Northing	Easting
775	610927.8577	1275253.9251
776	611574.5913	1275599.3896
778	611780.9530	1275272.2248
783	611787.9072	1275261.0174
500	611237.0052	1274966.7429

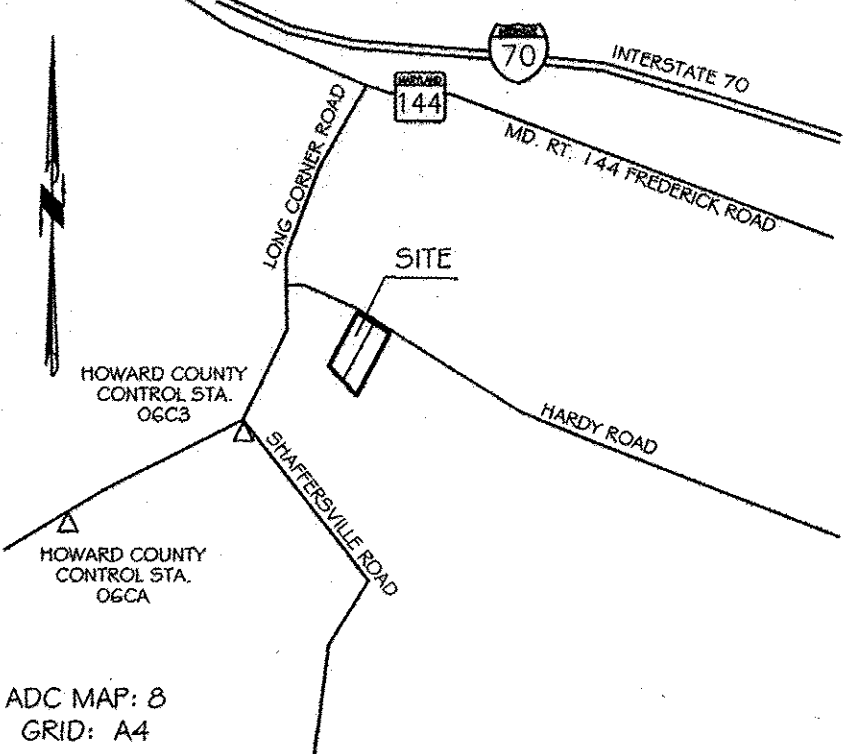


LEGEND



OWNER / DEVELOPER
 JOHN PIORKOWSKI & REBECCA CARBIS
 587 WEST WATERSVILLE ROAD
 MOUNT AIRY, MD. 21771
 433-956-6851

OWNER / DEVELOPER
 THOMAS LOCKE & AMBER RYAN
 215 W. MANOR COURT
 MOUNT AIRY, MD. 21771



VICINITY MAP
 SCALE: 1" = 2,000'
 TAX MAP: G; GRID: G; PARCEL: 485

GENERAL NOTES:

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06C3 AND 06CA.
 STA. 06C3 N. 610,673.221 E. 1,273,997.317(±FT.)
 STA. 06CA N. 610,135.486 E. 1,272,833.944(±FT.)
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF 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 ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1006/13 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 AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH 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 (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2014 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY TO THE BEST OF THE OWNER'S KNOWLEDGE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THERE ARE NO STEEP SLOPES, WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS ON THIS SITE.
- INDIVIDUAL ENTRANCE SIGHT DISTANCES WITH THE 85th PERCENTILE SPEED STUDY FOR LOTS 24 - 26 WERE APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION.
- THIS PLAT OF REVISION IS SOLELY TO ESTABLISH FOREST CONSERVATION EASEMENTS AND REVISE THE BUILDING RESTRICTION LINES FOR LOTS 25 & 26. THE LOT LINES FOR LOTS 25-26 ARE EXISTING RECORDED LOTS.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PLAT 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.
- THE FOREST CONSERVATION EASEMENTS WITHIN THIS SUBDIVISION HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS SUBDIVISION WILL BE MET THROUGH ON-SITE RETENTION OF 1.2 ACRES ON LOT 25 AND 1.3 ACRES ON LOT 26. NO SURETY IS REQUIRED FOR ON-SITE RETENTION.
- WF-18-003 WAS APPROVED ON AUGUST 23, 2017, TO SECTION 16.1205(a)(7) TO ALLOW REMOVAL OF 3 SPECIMEN TREES ON LOT 25. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #1 AND #2 PRIOR TO THE COMMENCEMENT OF ANY GRADING AND SHALL BE OUTLINED ON THE SIMPLIFIED ECP. 2. COMPLIANCE WITH THE SRC AGENCY COMMENTS THROUGHOUT THE PLAN PROCESS FOR LOT 25.
- WF-18-004 WAS APPROVED ON AUGUST 24, 2017, TO SECTION 16.1205(a)(7) TO ALLOW REMOVAL OF 2 SPECIMEN TREES ON LOT 26. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. AN INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #1 PRIOR TO THE COMMENCEMENT OF ANY GRADING AND SHALL BE OUTLINED ON THE SIMPLIFIED ECP. 2. COMPLIANCE WITH THE SRC AGENCY COMMENTS THROUGHOUT THE PLAN PROCESS FOR LOT 26.

THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

<i>[Signature]</i>	9/18/2017
T. MICHAEL VANSANT, Prof.L.S. NO. 21266	DATE
<i>[Signature]</i>	9/11/17
JOHN PIORKOWSKI, OWNER	DATE
<i>[Signature]</i>	9/11/17
REBECCA L. CARBIS, OWNER	DATE
<i>[Signature]</i>	7/11/17
THOMAS LOCKE, OWNER	DATE
<i>[Signature]</i>	9/11/17
AMBER RYAN, OWNER	DATE

a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	6.2184 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.0000 Ac.±
d. Total area of subdivision to be recorded	6.2184 Ac.±

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10-11-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10-16-17
 DIRECTOR DATE

APPROVED
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 9/29/17
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

OWNER'S CERTIFICATE

WE, JOHN PIORKOWSKI, REBECCA L. CARBIS, THOMAS LOCKE AND AMBER RYAN 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 11th DAY OF September, 2017

[Signatures]
 JOHN PIORKOWSKI, OWNER
 REBECCA L. CARBIS, OWNER
 THOMAS LOCKE, OWNER
 AMBER RYAN, OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY RICHARD M. HOUGH AND BARBARA A. HOUGH UNTO JOHN PIORKOWSKI AND REBECCA L. CARBIS BY DEED DATED APRIL 28, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17595 FOLIO 32 AND THOMAS LOCKE AND AMBER RYAN BY DEED DATED MAY 19, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17653 FOLIO 413; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21266, EXPIRATION DATE SEPTEMBER 9, 2019.

[Signature] 9/18/2017
 T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21266 DATE

RECORDED AS PLAT NO. 24383 ON 10/20/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
 LOTS 25 AND 26
 WOODCAMP FARMS
 (A REVISION OF PLAT NO. 23676)

PREVIOUS FILE NOS. 5-89-062, WF-89-148, F-86-67, F-79-106, P-92-14, F-92-128
 F-16-073, WF-18-003, WF-18-004

TAX MAP: G GRID NO: 6 PARCEL NO: 485
 ELECTION DISTRICT: No. 4
 HOWARD COUNTY, MARYLAND
 EX. ZONING: RC-DEO

SCALE: 1" = 100'
 DATE: JULY, 2017
 SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

COUNTY OF HOWARD, MARYLAND
 PLAT OF REVISION, 9/18/2017 12:52:40 PM
 Woodcamp Farms (Plat No. 23676)