

GENERAL NOTES

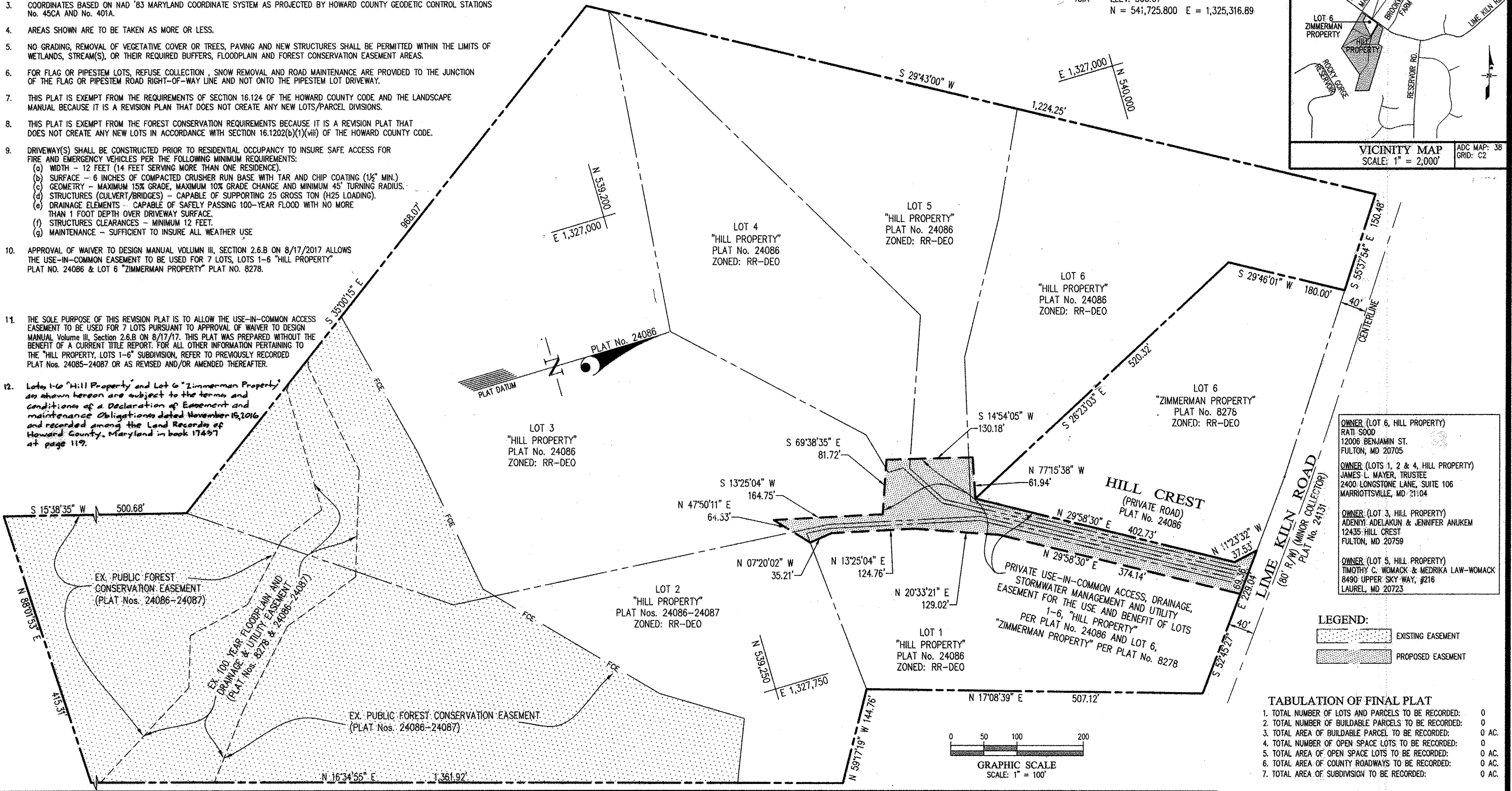
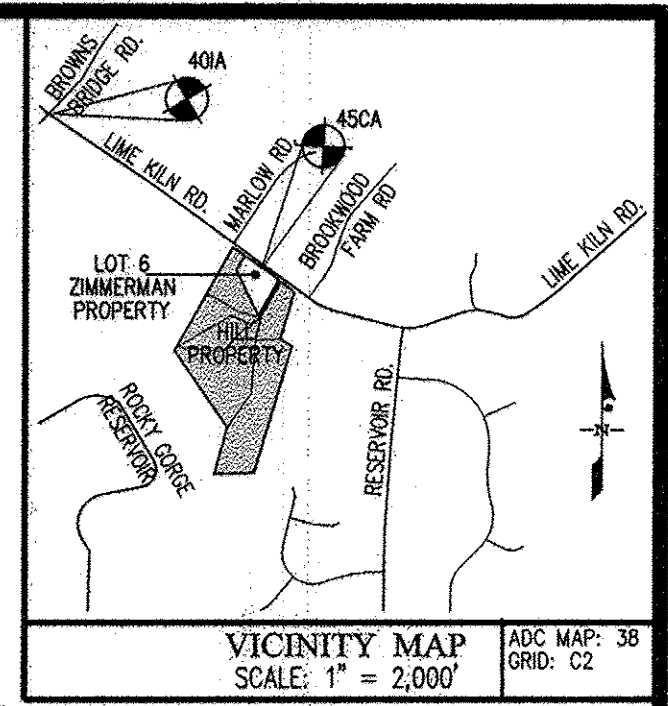
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/06/13 COMPREHENSION ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: ECP-16-001, F-79-131, F-89-32 (PLAT #8278), WP-16-090 & F-16-071 (PLAT #24085-24087).
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 45CA AND No. 401A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 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/PARCEL DIVISIONS.
- 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)(viii) OF THE HOWARD COUNTY CODE.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- APPROVAL OF WAIVER TO DESIGN MANUAL VOLUME III, SECTION 2.6.B ON 8/17/2017 ALLOWS THE USE-IN-COMMON EASEMENT TO BE USED FOR 7 LOTS, LOTS 1-6 "HILL PROPERTY" PLAT No. 24086 & LOT 6 "ZIMMERMAN PROPERTY" PLAT No. 8278.

11. THE SOLE PURPOSE OF THIS REVISION PLAT IS TO ALLOW THE USE-IN-COMMON ACCESS EASEMENT TO BE USED FOR 7 LOTS PURSUANT TO APPROVAL OF WAIVER TO DESIGN MANUAL Volume III, Section 2.6.B ON 8/17/17. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. FOR ALL OTHER INFORMATION PERTAINING TO THE "HILL PROPERTY, LOTS 1-6" SUBDIVISION, REFER TO PREVIOUSLY RECORDED PLAT Nos. 24085-24087 OR AS REVISED AND/OR AMENDED THEREAFTER.

12. Lots 1-6 "Hill Property" and Lot 6 "Zimmerman Property" as shown hereon are subject to the terms and conditions of a Declaration of Easement and maintenance obligations dated November 15, 2016 and recorded among the Land Records of Howard County, Maryland in book 17457 at page 119.

BENCHMARKS

45CA	ELEV. 426.81
	N = 540,071.002 E = 1,327,702.745
401A	ELEV. 360.07
	N = 541,725.800 E = 1,325,316.89



OWNER (LOT 6, HILL PROPERTY)
RATI SOOD
12006 BENJAMIN ST.
FULTON, MD 20705

OWNER (LOTS 1, 2 & 4, HILL PROPERTY)
JAMES L. MAYER, TRUSTEE
2400 LONGSTONE LANE, SUITE 106
MARRIOTTVILLE, MD 21104

OWNER (LOT 3, HILL PROPERTY)
ADENIYI O. ADELAKUN & JENNIFER ANUKEM
12435 HILL CREST
FULTON, MD 20759

OWNER (LOT 5, HILL PROPERTY)
TIMOTHY C. WOMACK & MEDRIKA LAW-WOMACK
8490 UPPER SKY WAY, #216
LAUREL, MD 20723

LEGEND:

	EXISTING EASEMENT
	PROPOSED EASEMENT

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	0
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Debra M. ... 1/5/2018
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William E. Grueninger, III 1/12/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

William E. Grueninger, III 1/16/18
DIRECTOR DATE

OWNER'S DEDICATION

JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST; ADENIYI O. ADELAKUN & JENNIFER ANUKEM; TIMOTHY C. WOMACK AND MEDRIKA LAW-WOMACK AND RATI SOOD, 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: (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, 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.

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 15th DAY OF December, 2017.

BY: *James L. Mayer* BY: *Adeniyi O. Adelakun* BY: *Timothy C. Womack* BY: *Rati Sood*
JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST ADENIYI O. ADELAKUN AND TIMOTHY C. WOMACK AND RATI SOOD

WITNESS: *Sarah J. Kelly* WITNESS: *Sarah J. Kelly*
JENNIFER ANUKEM MEDRIKA LAW-WOMACK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO THE USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT AND UTILITY EASEMENT AS SHOWN ON A SUBDIVISION PLAT ENTITLED "HILL PROPERTY, LOTS 1 THRU 6, A RESUBDIVISION OF ZIMMERMAN PROPERTY" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No. 24086. ALSO BEING PART OF THE LAND CONVEYED BY JAMES L. MAYER, PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA E. HILL TO JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST, BY A DEED DATED JUNE 22, 2016 AND RECORDED AMONG SAID LAND RECORDS IN BOOK 16957 AT PAGES 12, 16 & 19; ALSO BEING PART OF THE LAND CONVEYED BY JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST TO ADENIYI O. ADELAKUN & JENNIFER ANUKEM BY A DEED DATED JULY 26, 2017 AND RECORDED IN BOOK 17718 AT PAGE 445; ALSO BEING PART OF THE LAND CONVEYED BY JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST TO TIMOTHY C. WOMACK AND MEDRIKA LAW-WOMACK BY A DEED DATED JULY 31, 2017 AND RECORDED IN BOOK 17731 AT PAGE 419 AND ALSO BEING PART OF THE LAND CONVEYED BY JAMES L. MAYER, TRUSTEE OF THE SANDRA E. HILL FAMILY TRUST TO RATI SOOD BY A DEED DATED JULY 25, 2017 AND RECORDED IN BOOK 17715 AT PAGE 437; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

William E. Grueninger, III 11/01/17
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP./RENEWAL DATE 12/21/2017)

THE SOLE PURPOSE OF THIS REVISION PLAT IS TO ALLOW THE USE-IN-COMMON ACCESS EASEMENT TO BE USED FOR 7 LOTS PURSUANT TO APPROVAL OF WAIVER TO DESIGN MANUAL Volume III, Section 2.6.B ON 8/17/17.

RECORDED AS PLAT NUMBER 24512 ON 1/19/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
HILL PROPERTY
LOTS 1 THRU 6
PLAT No. 24086

ZONE: RR-DEO TM 45, GRID 5, P/O PARCEL 59
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 1 OF 1 OCTOBER 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20986
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: CHECK BY: