

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	534721.9150	1343942.0545	162903.565653	409634.357472
101	535043.5293	1343900.8439	163081.593006	409648.618903
102	535025.5334	1344112.5417	163076.108720	409606.322069
103	534703.9191	1344065.7523	162978.000488	409672.060639

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2995

Reservation Of Public Utility Easements
"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 2. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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 Deed(s) Of Easement In The Land Records Of Howard County."



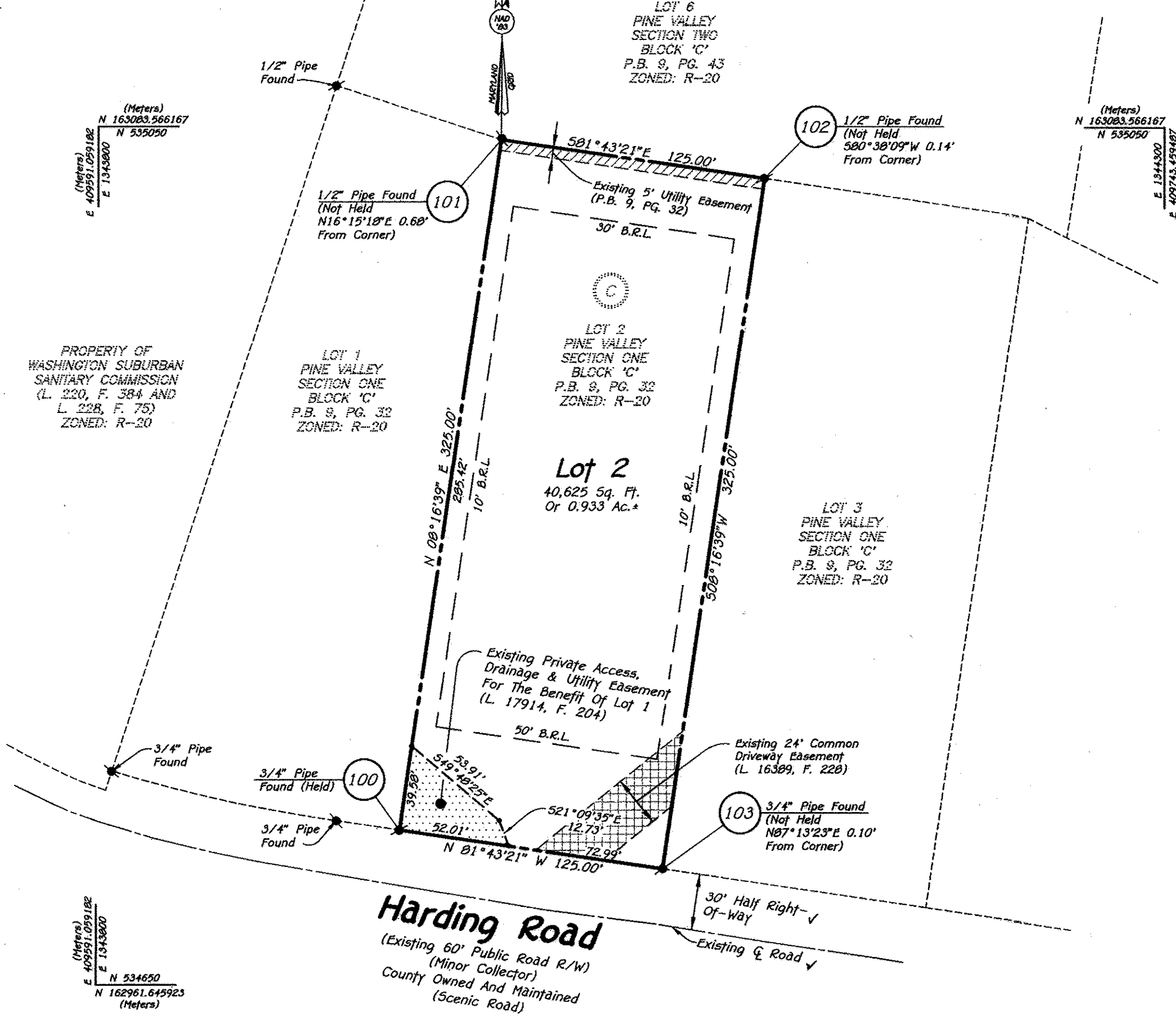
Vicinity Map
Scale: 1" = 2,000'
Howard County ADC Map
Map 39, Grid D-4

The Requirements S 3-100, 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.

Todd M. Hill 1/24/2018
Todd M. Hill, Professional Land Surveyor #21351
Barbara Cohen 1/6/18
Robert F. Coker, Date
Barbara Cohen 1/6/18
Barbara A. Cohen, Date

General Notes Continued:

- This Plan is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision That Does Not Create Any New Lot/Parcel Divisions.
- This Plan is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- A Traffic Study is Not Required For This Project.
- This Property is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- The Private Access, Drainage & Utility Easement And Maintenance Agreement For The Use And Benefit Of Lot 1 is Recorded Simultaneously With This Plat.
- No Noise Study is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- No Historic Structures Exist Within The Limits Of This Plat Submission.



General Notes:

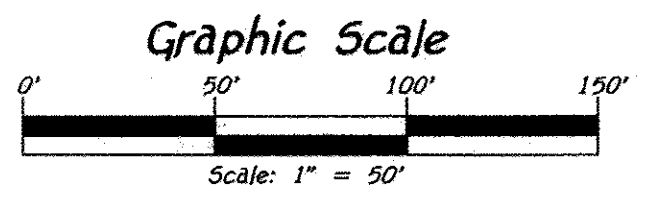
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46CB And No. 46FD.
Sta. 46CB N 537,123.037 E 1,344,291.422 Elev. = 394.632
Sta. 46FD N 535,092.901 E 1,345,540.050 Elev. = 379.934
- This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About October 20, 2016 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.C.C. 108".
- ★ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 108".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a). Width - 12 Feet (16 Feet Serving More Than One Residence);
b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f). Structure Clearance - Minimum 12 Feet;
g). Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-051.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Are No Existing Dwellings/Structures On Lot 2.
- There Are No Wetlands, Wetland Buffer, Stream, Stream Buffer And Floodplain Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated May 24, 2017.
- Site is Adjacent To A Scenic Road.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity is Available At That Time.
- Stormwater Management is in Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.

Legend

- Existing 5' Utility Easement (P.B. 9, PG. 32)
- Existing 24' Common Driveway Easement (L. 16309, F. 228)
- Existing Private Access, Drainage & Utility Easement For The Benefit Of Lot 1 (L. 17914, F. 204)

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.933 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.933 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.933 Ac.*



Owners
Robert F. Coker And
Barbara A. Cohen
3156 Galaxy Way
Laurel, Maryland 20724
c/o James Greenfield
Ph# 443-324-4732

Developer
B. James Greenfield, Managing
Member In Capacity As Trustee
The Columbia Builder Group, LLC
6420 Autumn Sky Way
Columbia, Maryland 21044
443-324-4732

Purpose Statement
The Purpose Of This Plat Is To Delineate An Existing Private Access, Drainage & Utility Easement For The Use And Benefit Of Lot 1 On Lot 2, As Shown On A Plat Entitled "Section One, Pine Valley" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 9 At Page 32; Said Easement Being Recorded In Liber 17914 At Folio 204.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

Maura Ratzman 2/7/2018
Maura Ratzman, Howard County Health Officer, Date

Owner's Certificate
Robert F. Coker And Barbara A. Cohen, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 6th Day Of January, 2018.

Robert F. Coker
Robert F. Coker
Barbara A. Cohen
Barbara A. Cohen

Handwritten Witness
Witness
Handwritten Witness
Witness

Surveyor's Certificate
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon is Correct, That It Was 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; That It Is All Of The Lands Conveyed By Mary Hayes Lynch, Trustee Of The Mary Hayes Lynch Revocable Trust To Robert F. Coker And Barbara A. Cohen By Deed Dated November 21, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17934 At Folio 001; And Being Lot 2, As Shown On A Plat Entitled "Section One, Pine Valley" Recorded Among The Aforesaid Land Records In Plat Book 9 At Page 32; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill
Todd M. Hill, Professional Land Surveyor No. 21351
Expiration Date: July 15, 2019

RECORDED AS PLAT No. 24575 ON 3/11/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Pine Valley
Section One, Block 'C'
Lot 2

(Being A Revision To Lot 2, As Shown On A Plat Entitled "Section One, Pine Valley" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 9 At Page 32)

Zoned: R-20
Tax Map: 46, Parcel: 242, Grid: 11
Sixth Election District - Howard County, Maryland
Date: December 6, 2017 Scale: As Shown Sheet 1 of 1

I:\2014\14004\Engineering\Drawings\RECORD PLATS\14004-6002 REVISION PLAT-LOT 2.dwg, PLAT 1, 1:1