

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 17F7 N 595829.624 E 1363088.37
STATION 17FA N 594948.366 E 1364826.79
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY OR HISTORICAL SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOREST CONSERVATION OBLIGATIONS ARE EXEMPT PER SECTION 16.1202(B)(1)(VII)
- STORMWATER MANAGEMENT TO BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- REFERENCE F-76-067 AND RECORDED PLAT #3588, SDP-06-145.
- AN UPDATED NOISE STUDY HAS BEEN APPROVED IN CONJUNCTION WITH SDP-06-145. NOISE MITIGATION IS NOT REQUIRED FOR THE SUBJECT LOTS.
- LANDSCAPING TO BE PROVIDED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN #06-145.
- THERE ARE NO WETLANDS ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE EXISTING STRUCTURE ON LOT 3 IS TO BE REMOVED.
- 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.
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

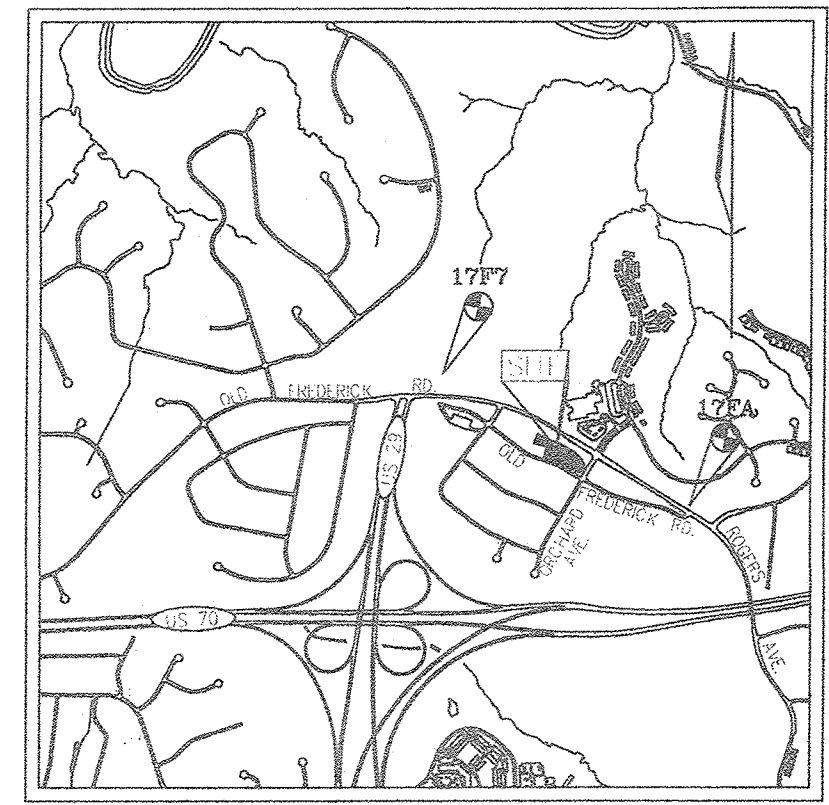
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edward J. Glawe AUGUST 14, 2018
EDWARD J. GLAWE DATE
PROFESSIONAL LAND SURVEYOR NO. 21391

Calvin Cassidy 9/14/18
CALVIN CASSIDY DATE

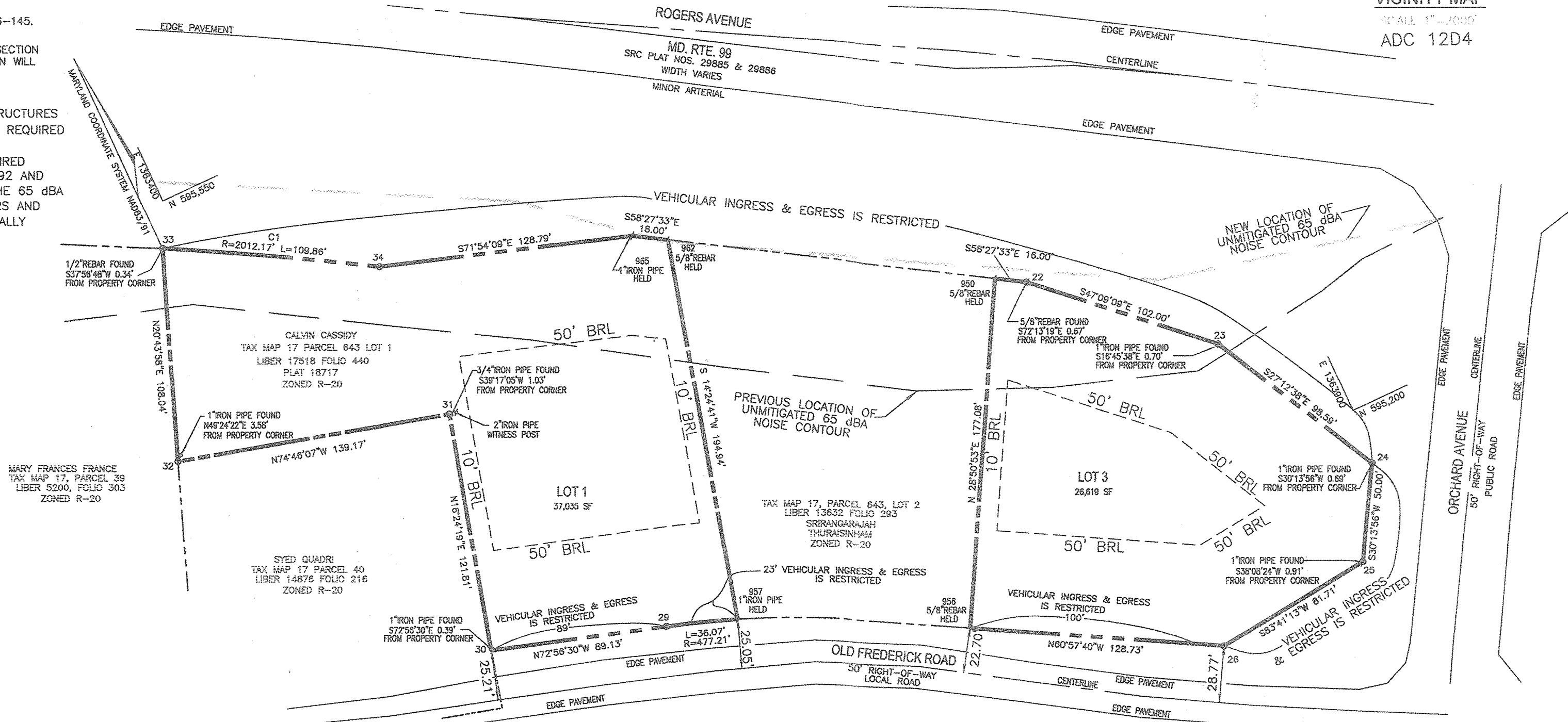
Mary Cassidy 9/14/18
MARY CASSIDY DATE

John J. Kenneally 9/14/18
BY: JOHN KENNEALLY, MEMBER DATE



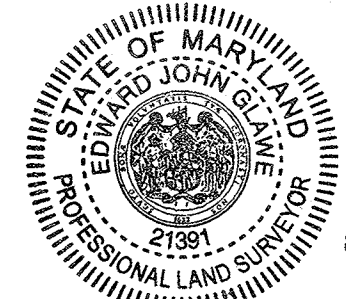
CURVE DATA				
CURVE	ARC	RADIUS	TANGENT	CHORD
C1	109.86'	2012.17'	54.95'	03°07'44" S50°30'27"E 109.85'

COORDINATE LIST		
POINT	NORTHING	EASTING
22	595328.723	1363777.687
23	595259.360	1363852.468
24	595171.680	1363897.550
25	595128.484	1363872.377
26	595119.500	1363791.162
29	595246.961	1363540.025
30	595273.109	1363454.812
31	595390.621	1363485.709
32	595427.183	1363351.427
33	595528.224	1363389.673
34	595473.331	1363484.849
950	595337.092	1363764.051
956	595181.967	1363676.612
957	595235.106	1363574.088
962	595423.909	1363622.605
965	595433.316	1363607.243



ROBERT H. VOGEL ENGINEERING, INC.
3300 MORTH RIDGE ROAD
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
TOTAL AREA OF LOTS AND/OR PARCELS	1.46 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 AC.
TOTAL FOREST CONSERVATION EASEMENT TO BE RECORDED	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.46 AC.



OWNER LOT 1
CALVIN CASSIDY
8910 OLD FREDERICK ROAD
ELLCOTT CITY, MD 21043

OWNER LOT 3
ORCHARD INVESTMENTS LLC
660 KENILWORTH DRIVE
TOWSON, MD 21204

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE 65dBA UNMITIGATED NOISE LINE.

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

William M. Roman 11/5/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 11/13/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Ken Stankovich 11-15-18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CALVIN CASSIDY AND ORCHARD INVESTMENTS LLC, BY JOHN KENNEALLY, MEMBER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHT OF WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 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 14TH DAY OF SEPTEMBER 2018.

John J. Kenneally
ORCHARD INVESTMENTS LLC
BY: JOHN KENNEALLY, MEMBER

Calvin Cassidy
CALVIN CASSIDY

Mary Cassidy
MARY CASSIDY

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY RICHARD STOFBERG AND WILLIAM MCMANUS, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANTHONY J. SERIO TO ORCHARD INVESTMENTS, LLC BY DEED DATED FEBRUARY 11, 2005 RECORDED IN LIBER 9041 FOLIO 350 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY FRANK J. BURJA AND MARY JO BURJA TO CALVIN AND MARY CASSIDY BY DEED DATED MARCH 30, 2017 RECORDED IN LIBER 17518 FOLIO 440 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

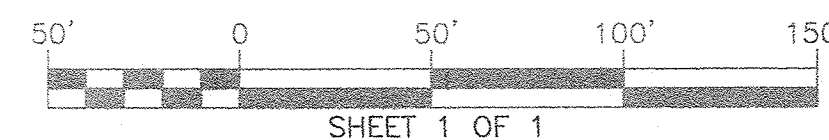
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Edward J. Glawe AUGUST 14, 2018
EDWARD J. GLAWE DATE
PROFESSIONAL LAND SURVEYOR NO. 21391 EXPIRATION JUNE 04, 2019

RECORDED AS PLAT No. 24657 ON 11/19/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FARMVIEW LOTS 1 AND 3
REFERENCE PLAT #3588
ZONED R-20

TAX MAP 17, GRID 12, PARCEL 643
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 50' AUGUST, 2018



SHEET 1 OF 1

F-19-021

K:\PROJECTS\05-92\SUR\DWG\PLAT 2.DWG