

GENERAL NOTES

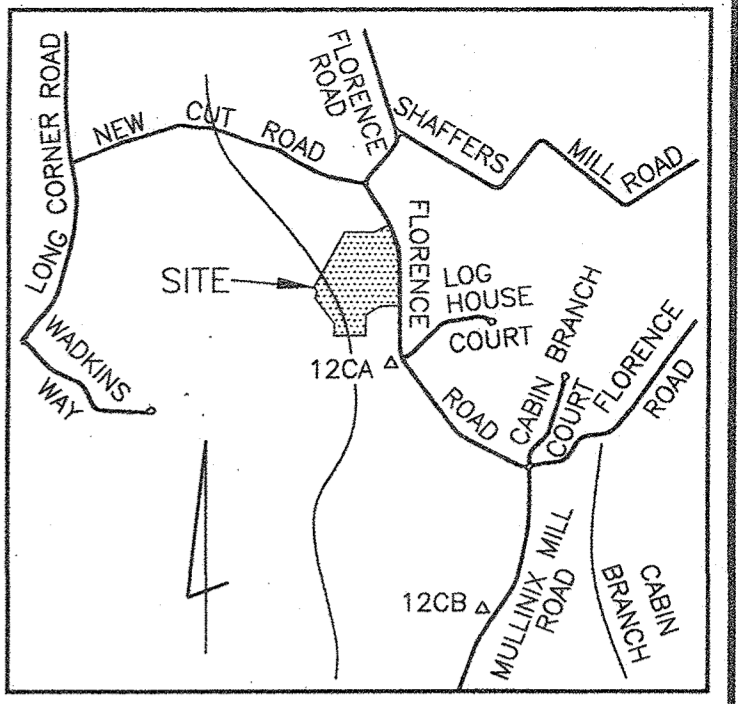
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN OR FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO BUILDABLE PRESERVATION PARCEL A IS PRIVATE.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 12CA & 12CB.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAS BEEN FULFILLED (F-08-103) THROUGH THE RETENTION OF 4.76 ACRES LOCATED ON BUILDABLE PRESERVATION PARCEL A. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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 (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. 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 EASEMENT, 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- BRL DENOTES BUILDING RESTRICTION LINE
 ○ DENOTES REBAR WITH CAP SET
 ● DENOTES IRON PIPE OR IRON BAR FOUND
 ○ DENOTES ANGULAR CHANGE IN BEARING
 ● DENOTES STONE OR MONUMENT FOUND
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON "PRESERVATION PARCEL A" THAT IS TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS SITE IS NOT IN THE METROPOLITAN DISTRICT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- NO HISTORIC STRUCTURES EXIST ON THE SUBJECT PROPERTY.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON THE PLAT OF "KOGAN TRUST PROPERTY" PLAT NOS. 4729 AND 10011.
- LANDSCAPING HAS BEEN PROVIDED UNDER F-08-103.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10000 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2006, AND WAS SUBMITTED WITH SP-08-020.
- STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-103.
- ARTICLES OF INCORPORATION FOR THE CABIN BRANCH OVERLOOK HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9/21/2012, RECEIPT NO. D14877245.
- PREVIOUS DPZ FILES : F-81-17, F-89-83, F-08-103, PLAT 10010-12, PLAT 22369-71, SP-06-020, VP-80-81, WP-09-024.
- BUILDABLE PRESERVATION PARCEL "A" IS PRIVATELY OWNED AND MAINTAINED, WITH THE HOME OWNERS ASSOCIATION AND HOWARD COUNTY AS EASEMENT HOLDERS. BUILDABLE PRESERVATION PARCEL "A" IS ENCLUMBERED WITH AN EASEMENT AGREEMENT. THE AGREEMENT OUTLINES THE RESTRICTIONS, PERMITTED USES, AND WAS RECORDED WITH THE ORIGINAL PLAT OF EASEMENT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THE SUBDIVISION PARCEL.

PUBLIC FOREST CONSERVATION EASEMENTS 1 AND 1A LINE TABLE	
LINE	COURSE
L1	S87°17'17"E 35.39'
L2	S02°07'21"W 72.23'
L3	S11°21'00"W 60.81'
L4	S03°43'08"W 104.04'
L5	S14°43'27"W 91.12'
L6	S43°04'00"W 57.93'
L7	S26°32'44"W 62.92'
L8	S57°56'06"W 17.88'
L9	S73°20'46"W 49.14'

PUBLIC FOREST CONSERVATION EASEMENTS 2 AND 2A LINE TABLE	
LINE	COURSE
L10	N54°26'43"W 25.31'
L11	N54°26'43"W 18.75'
L12	N73°20'46"E 36.34'
L13	N57°56'06"E 26.20'
L14	N26°32'44"E 65.64'
L15	N43°04'00"E 60.07'
L16	N14°43'27"E 98.10'
L17	N03°43'08"E 104.64'
L18	N11°21'00"E 61.19'
L19	N02°07'21"E 75.37'
L20	N87°28'39"E 46.50'
L21	S04°45'24"E 19.57'
L22	S07°02'44"W 62.97'
L23	S36°44'18"E 105.59'
L24	S00°00'00"E 78.50'
L25	S24°23'29"W 78.65'
L26	S03°12'03"W 71.64'
L27	S10°51'41"W 93.64'
L28	S06°08'08"E 116.49'
L29	S15°20'20"E 61.40'
L30	S24°51'47"W 43.26'
L31	S07°48'47"W 64.91'
L32	S19°30'23"E 115.69'

COORDINATE LIST		
POINT	NORTH	EAST
105	601862.3677	1271628.8932
200	600798.6637	1271069.9906
201	600943.5256	1271074.0958
202	601246.3001	1270844.4709
203	601328.1698	1270866.4936
205	601152.5370	1271821.4240
209	602032.6122	1271312.9534
210	601803.6149	1271307.6200
211	601799.8813	1271387.7252
212	601822.6051	1271623.3091
213	601613.5670	1271818.2142
913	601150.2595	1271623.6977
914	601048.1375	1271444.0747
915	600798.0580	1271442.5615
921	601370.4109	1270828.9109
922	602032.6406	1271192.8730

PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE	
LINE	COURSE
L33	S19°30'23"E 29.37'
L34	S08°44'52"E 61.00'
L35	S21°09'56"W 33.42'
L36	S42°48'13"E 30.69'
L37	S18°09'53"E 37.72'
L38	S40°38'39"E 13.74'



VICINITY MAP
SCALE 1" = 2000'
ADC MAP 2E13

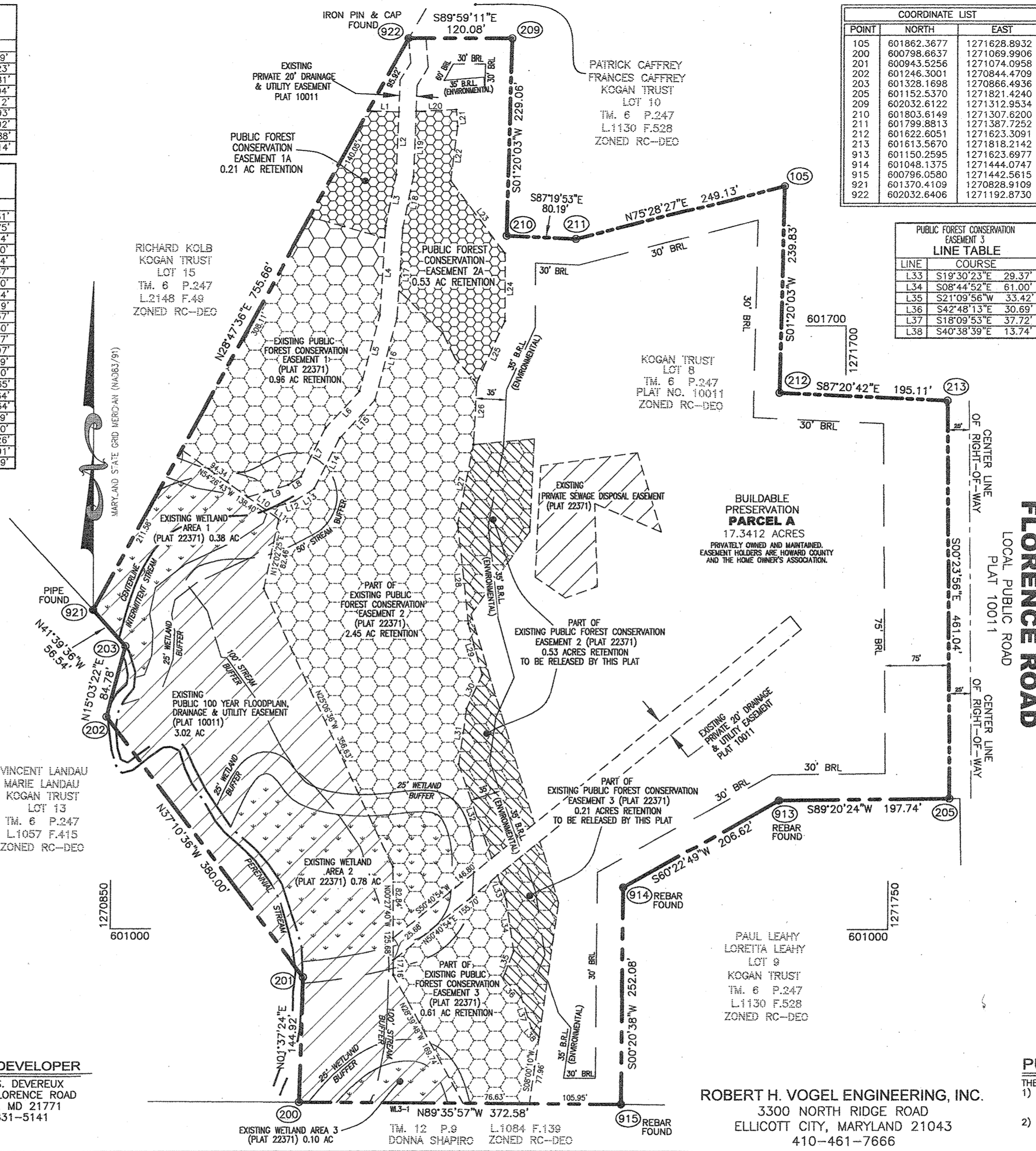
LEGEND

	EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT (PLAT 10011)
	EXISTING WETLAND AREA (PLAT 22371)
	EXISTING PRIVATE SEWAGE DISPOSAL EASEMENT (PLAT 22371)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 22371)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) TO BE RELEASED BY THIS PLAT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

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 10, 2018
 EDWARD J GLAWE DATE
 LAND SURVEYOR, MD REG. NO. 21391
William S Devereux 9-4-2018
 WILLIAM S. DEVEREUX DATE

PURPOSE
 THE PURPOSE OF THIS PLAT IS TO :
 1) RELEASE PART OF FOREST CONSERVATION EASEMENTS 2 (0.53 AC) AND PART OF FOREST CONSERVATION EASEMENT 3 (0.21 AC) ON KOGAN TRUST PROPERTY, BUILDABLE PRESERVATION PARCEL A, AND
 2) REPLACE BY ADDING FOREST CONSERVATION EASEMENT 1A (0.21 AC) AND FOREST CONSERVATION EASEMENT 2A (0.53 AC)



PUBLIC FOREST CONSERVATION EASEMENT TABULATION CHART

FCE DESIGNATION	FCE TYPE	FCE AREA
1	RETENTION	0.98 AC.
2	RETENTION	2.45 AC.
3	RETENTION	0.61 AC.
1A	RETENTION	0.21 AC.
2A	RETENTION	0.53 AC.
TOTAL		4.76 AC.

OWNER/DEVELOPER
 WILLIAM S. DEVEREUX
 1850 SW FLORENCE ROAD
 MT. AIRY, MD 21771
 301-831-5141

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

OWNER'S CERTIFICATE

I, WILLIAM S. DEVEREUX, OWNER 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE 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 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 4th DAY OF September, 2018.

William S Devereux
 WILLIAM S. DEVEREUX

Edward J Glawe
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM WILLIAM S. DEVEREUX AND GINNY A. DEVEREUX TO WILLIAM S. DEVEREUX BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN LIBER 15950 FOLIO 20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 I ALSO CERTIFY THAT 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 LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2019.

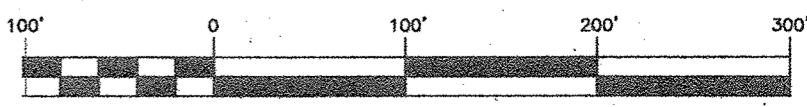
Edward J Glawe AUGUST 10, 2018
 EDWARD J GLAWE DATE
 LAND SURVEYOR, MD. REG. NO. 21391



RECORDED AS PLAT NO. 25007 ON 4-26-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
KOGAN TRUST PROPERTY
 BUILDABLE PRESERVATION PARCEL A
 A REVISION OF PARCEL A, "KOGAN TRUST PROPERTY, LOTS 16-18 AND BUILDABLE PRESERVATION PARCEL A" RECORDED AS PLAT 22369-22371

DPZ FILE NO.'S : F-81-17, F-89-83, F-08-103, PLAT 10010-10012, PLAT 22369-22371, SP-06-020, VP-80-81, WP-09-024
 TAX MAP 6, GRID 23, PARCEL 247
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 100' AUGUST, 2018



K:\PROJECTS\04-28-SURV\dwg\Record Plat\PLAT OF REV RPLAT 2.dwg

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
Bonnie Roseman 12/12/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Chubb 12-14-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Sheehy 4-22-19
 DIRECTOR DATE