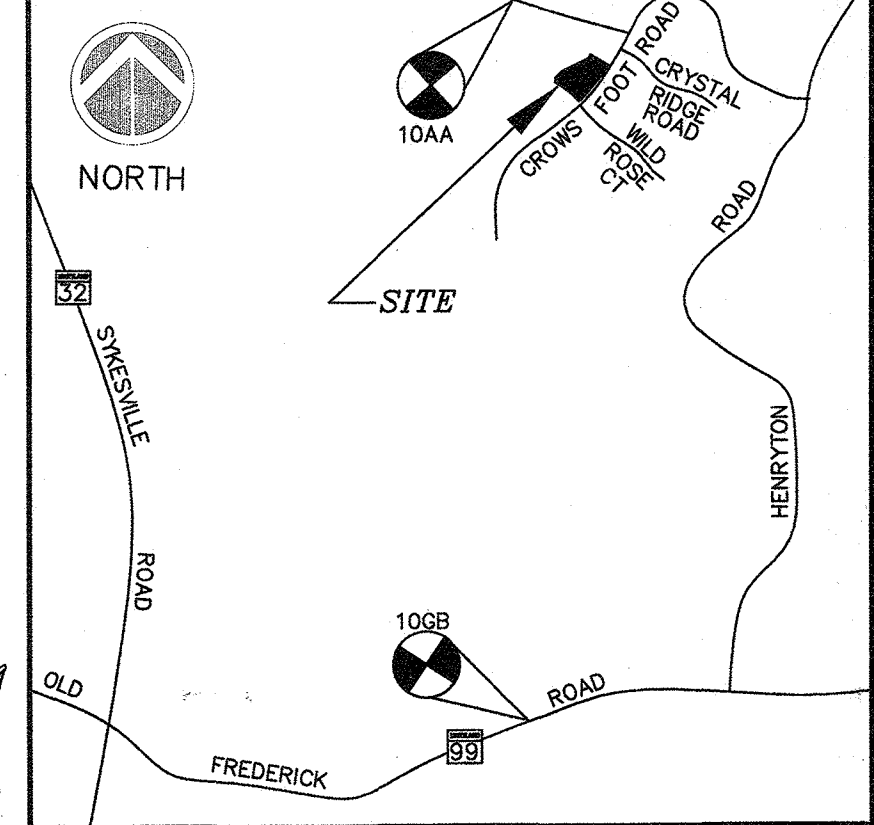


LEGEND

- SB—SB—SB— 75' STREAM BANK BUFFER LINE
- WB—WB—WB— 25' WETLAND BUFFER LINE
- W—W—W— LIMIT OF WETLANDS
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- ▨ DENOTES EXISTING PRIVATE SEPTIC RESERVE AREA
- ▩ DENOTES WETLANDS AREA
- ▧ DENOTES FOREST CONSERVATION EASEMENT

CURVE DATA

No.	RADIUS	ARCH	DELTA	TANGENT	CHORD BRNG.	CHORD
1-2	1,975.00'	484.67'	14°03'38"	243.56'	S 38°50'06" W	483.45'



THE REQUIREMENTS SECTION 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mohammad Najib Roshan
 MARYLAND REGISTERED SURVEYOR #11049

INWHA CHO
 YOUNG CHO

09/17/2019
 9-24-19

OWNER
 INWHA & YOUNG CHO
 3150 NORTH RIDGE ROAD
 No. 307
 ELLICOTT CITY, MD 21043
 (410) 599-3350

COORDINATE LIST

No.	NORTH	EAST
1	609149.2215	1331916.0599
2	608772.6318	1331612.8960
3	609015.2280	1331359.0873
4	609262.9591	1331732.6775

- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED: RR-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
 - PROPERTY ADDRESS: 1272 CROWS FOOT ROAD, MARRIOTTSVILLE, MARYLAND 21104.
 - TOTAL AREA OF PROPERTY: 3.100 AC.±
 - REFERENCE DEED NO.: LIBER 16681, FOLIO 280.
 - THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2018 BY NJR & ASSOCIATES, LLC.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 10AA AND 10GB WERE USED FOR THIS PROJECT.
 - THE MONUMENTS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.01). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - ALL AREAS ARE MORE OR LESS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
 - A FOREST STAND DELINEATION AND A WETLAND STUDY WAS PREPARED BY ECHO SCIENCE PROFESSIONALS, INC.
 - THE WETLANDS LIMITS SHOWN HEREON IS A COMBINATION OF THE NEW DELINEATED LINE BY ECHO-SCIENCE PROFESSIONALS, INC. IN CONJUNCTION TO THE EXISTING WETLAND LINES PER THE EXISTING PLAT NUMBER 8953 WHICH WERE UNCHANGED.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED BY RETAINING 1.36 ACRES OF THE EXISTING FORESTED AREA TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION EASEMENT WILL BE ESTABLISHED WITH THE RECORDING OF THIS RECORD PLAT.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - THERE IS NO EXISTING DWELLING ON THIS LOT AT THIS TIME.
 - ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - WATER AND SEWER ARE PRIVATE.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OVERSIGHT WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - 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 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(S) CONVEYING SAID LOT(S)/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, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 THE 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.

- GENERAL NOTES CONTINUED:**
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPING MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOT.
 - THERE IS NO KNOWN EXISTING CEMETERY LOCATED ON THIS SITE.
 - STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
 - THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - PREVIOUS DPZ FILE: F-89-080 AND P-87-042.

AREA TABULATION

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 PRESERVATION LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.100 Acres
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acres
TOTAL AREA TO BE RECORDED	3.100 Acres

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT, THAT IT IS A REVISION OF LOT-39, MEADOWOOD, SECTION 2, PLAT NUMBER 8953, SAID LOT 39 WAS GRANTED AND CONVEYED BY STEPHEN D. FRANS AND PHYLLIS ZANDER TO INWHA CHO AND YOUNG CHO, IN A DEED DATED JANUARY 29, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16681 AT FOLIO 280.

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



OWNER'S CERTIFICATE

WE, INWHA AND YOUNG CHO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE FOREST CONSERVATION EASEMENT AND ALL OTHER EASEMENT OR RIGHT-OF-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF REVISION.

WITNESS MY/OUR HAND/S THIS THE DAY OF 2019.

INWHA CHO
 YOUNG CHO

9-24-19
 9-24-19

DATE
 DATE

WITNESS
 WITNESS

RECORDED AS PLAT NUMBER 25196 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 10/28/19, 2019

PLAT OF REVISION
MEADOWOOD, SECTION 2, AREA 2
LOT 39
 PLAT No. 8953
 TAX MAP 10, GRID 7, PARCEL 312
 L. 16681, F. 280
 ZONED: RR-DEO
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1

SCALE: 1" = 40' SEPTEMBER 17, 2019

PREPARED BY: **NJR & ASSOCIATES, LLC.**
 LAND SURVEYING AND PLANNING
 2770 STATE ROUTE 32
 WEST FRIENDSHIP, MD 21794
 TEL: (240) 508-3200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

10-17-19
 10-24-19

DATE
 DATE

F-20-020