



| MINIMUM LOT SIZE CHART | | | |
|------------------------|-----------------|--------------------|------------------|
| LOT NO. | GROSS AREA (SF) | PIPESTEM AREA (SF) | MINIMUM LOT SIZE |
| 2 | 22,404 +/- | 3,429 +/- | 18,975 +/- |

| COORDINATE TABLE | | |
|------------------|--------------|----------------|
| NO. | NORTH | EAST |
| 210 | 553,348.7647 | 1,345,409.2240 |
| 212 | 553,330.7673 | 1,330,286.3486 |
| 215 | 553,675.1747 | 1,345,230.9990 |
| 216 | 553,692.9587 | 1,345,354.7375 |

LEGEND

-  VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, UTILITY AND STORMWATER MANAGEMENT EASEMENT TO BE RECORDED WITH THIS PLAT
-  EX. 40' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, UTILITY AND STORMWATER MANAGEMENT EASEMENT TO BE ABANDONED

OWNER / LOT 1

LINDA K. BELL
7942 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044

OWNER / LOT 2

DEBRA L. SEMMONT
JEFFREY SEMMONT
7944 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044

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

John C. Mellema, Jr.
JOHN C. MELLEMA, JR. MD. PROP. LS 466
Linda K. Bell
LINDA K. BELL
Debra Semmont
DEBRA L. SEMMONT
Jeffrey Semmont
JEFFREY SEMMONT

6-28-21 DATE
6/15/21 DATE
6/15/21 DATE
6/15/21 DATE

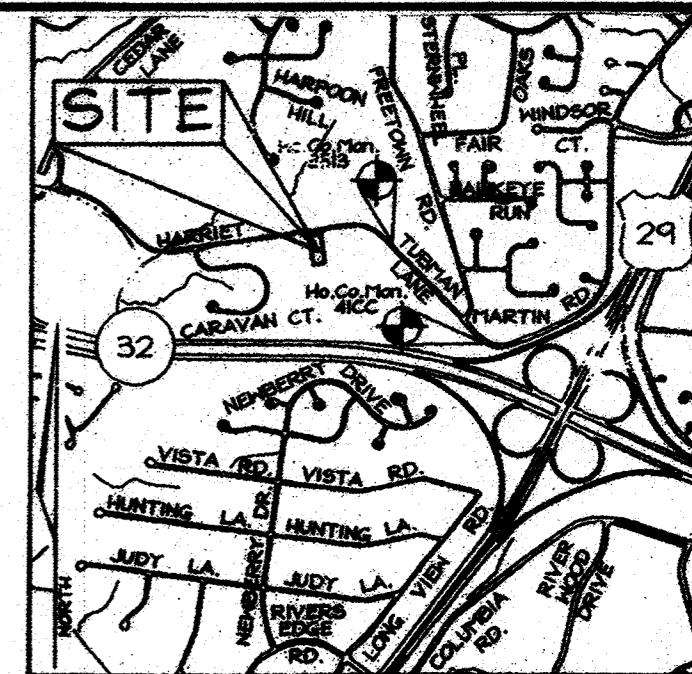
AREA TABULATION CHART:

- | | |
|---------------------------------------------------|----------------|
| 1. TOTAL NUMBER OF LOTS / PARCELS TO BE RECORDED: | 2 |
| A. BUILDABLE: | 2 |
| B. NON-BUILDABLE: | 0 |
| C. OPEN SPACE: | 0 |
| D. PRESERVATION PARCELS: | 0 |
| 2. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0.9275 AC. +/- |
| A. BUILDABLE: | 0.9275 AC. +/- |
| B. NON-BUILDABLE: | 0 |
| C. OPEN SPACE: | 0 |
| D. PRESERVATION PARCELS: | 0 |
| 3. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0.0000 AC. +/- |
| 4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 0.9275 AC. +/- |



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 LOTS 1 AND 2, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, EXECUTED BY 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.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH: 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE: 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.);
 - GEOMETRY: MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 1900 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE: SUFFICIENT TO ENSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE ARE EXISTING DWELLINGS ON LOT 1 AND LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- 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)(vi) OF THE HOWARD COUNTY CODE.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS 41CC AND 3513.
- ALL BEARINGS, DISTANCES AND COORDINATES ARE AS SHOWN ON PLAT #18205.
- BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2004 BY FSH ASSOCIATES.
- ALL LOT AREAS ARE MORE OR LESS (+/-).
- THERE ARE NO WETLANDS, STREAMS, CEMETERIES OR 100 YEAR FLOODPLAIN EXISTING ONSITE IN ACCORDANCE WITH PLAT #18205.
- IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE MINIMUM LOT SIZE OF LOTS 1 AND 2 WERE REDUCED BY UP TO 10%, NOT TO EXCEED THE AMOUNT OF ROAD DEDICATION, AS SHOWN ON PLAT #18205.
- PREVIOUS DPZ PLAN SUBMITTALS: F-06-069
- THE EXISTING DRIVEWAY ENTRANCE TO HARRIET TUBMAN LANE FOR LOT 1 AND LOT 2 IS SUBJECT TO A WAIVER FROM DESIGN MANUAL, VOLUME III, FIGURE 2.17 TO ALLOW UTILIZING STOPPING SIGHT DISTANCE IN LIEU OF INTERSECTION SIGHT DISTANCE FOR THE LEFT DIRECTION (DL) TURNING MOVEMENT. THE WAIVER WAS APPROVED ON NOVEMBER 14, 2005 AS PART OF F-06-069.
- ON OCTOBER 11, 2005 THE CHIEF BUREAU OF ENGINEERING APPROVED A WAIVER FROM SECTION 4.3(B)(3)(b) OF DESIGN MANUAL, VOLUME II TO ALLOW THE USE OF A PRIVATE ONSITE PUMP AND LOW PRESSURE SEWER TO SERVE LOT 2 AS PART OF F-06-069.
- LOT 1 AND LOT 2 ARE LOCATED IN THE METROPOLITAN DISTRICT AND ALL WATER AND SEWER CONNECTIONS ARE EXISTING.
- STORMWATER MANAGEMENT WAS APPROVED FOR LOT 1 AND LOT 2 WITH F-06-069.
- AN AMENDED USE-IN-COMMON ACCESS, DRAINAGE, UTILITY AND STORMWATER EASEMENT AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY WITH THIS PLAT OF REVISION IN THE LAND RECORDS OFFICE OF HOWARD COUNTY MARYLAND.

THE PURPOSE OF THIS PLAT OF REVISION ABANDONS PORTIONS OF THE EXISTING 40' PRIVATE USE IN COMMON ACCESS, DRAINAGE, UTILITY AND STORMWATER MANAGEMENT EASEMENT WITHIN LOT 1 AS SHOWN ON PLAT #18205, CREATE A VARIABLE WIDTH PRIVATE USE IN COMMON ACCESS, DRAINAGE, UTILITY AND STORMWATER MANAGEMENT EASEMENT FOR LOT 1 AND LOT 2 AND REVISE THE EXISTING FRONT BUILDING RESTRICTION LINE FOR LOT 2 FROM 40', AS SHOWN ON PLAT #18205, TO 20' IN ACCORDANCE WITH SECTION 108.0.D.4.c(1)(a) OF THE ZONING REGULATIONS, THE MINIMUM FRONT SETBACK FROM A LOT LINE IS 20 FEET.

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

Richard J. Davis
HOWARD COUNTY HEALTH OFFICER
7/16/21 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
7/19/21 DATE
...
DIRECTOR
7/27/21 DATE

OWNER'S CERTIFICATE

WE, LINDA K. BELL, OWNER OF LOT 1 SHOWN HEREON AND DEBRA L. SEMMONT AND JEFFREY SEMMONT, OWNERS OF LOT 2 SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

Linda K. Bell
LINDA K. BELL
Debra Semmont
DEBRA L. SEMMONT
Jeffrey Semmont
JEFFREY SEMMONT
WITNESS
WITNESS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JUDITH A. BELL TO LINDA K. BELL BY DEED DATED JANUARY 20, 2009 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11479 FOLIO 152 AND ALL OF THE LANDS CONVEYED BY DAVID P. BELL, JR. TO DEBRA L. SEMMONT AND JEFFREY SEMMONT BY DEED DATED OCTOBER 3, 2006 AND RECORDED IN THE LAND RECORDS IN THE LAND RECORDS IN LIBER 10277 FOLIO 453 AND 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 ANNOTATED CODE OF MARYLAND, AS AMENDED.

John C. Mellema, Jr.
JOHN C. MELLEMA, JR. MD. PROP. LS NO. 466 EXP. 12/29/22
6-28-21 DATE

RECORDED AS PLAT NO. 25806 ON 8-12-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
BELL PROPERTY
LOT 1 AND LOT 2
PLAT #18205
ZONED: R-20

TAX MAP 35 GRID 23 PARCEL 257
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' SHEET 1 OF 1 MARCH, 2021
PREVIOUS SUBMITTALS: F-06-069

LDE, INC.
REGISTERED SURVEYORS/PLANNERS
HISTORIC CARPENTER HOUSE
7800 NASH STREET SUITE 200
SPRINGVILLE, MD. 21154
410.785.091