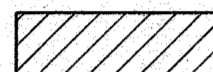

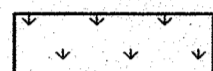



WETLANDS LINE TABLE		
LINE #	DIRECTION	LENGTH
W1	S47° 52' 50.20"W	24.56
W2	S19° 02' 37.16"W	11.07
W3	S38° 34' 36.03"W	29.38
W4	S8° 28' 27.49"W	19.47
W5	S13° 29' 00.99"E	22.61
W6	S19° 54' 25.93"E	26.63
W7	N78° 56' 08.71"E	8.00
W8	N31° 53' 51.66"E	30.90
W9	N14° 00' 39.99"E	22.11
W10	N28° 25' 28.29"E	22.38
W11	N1° 12' 24.00"E	12.87
W12	N18° 53' 42.00"W	36.38

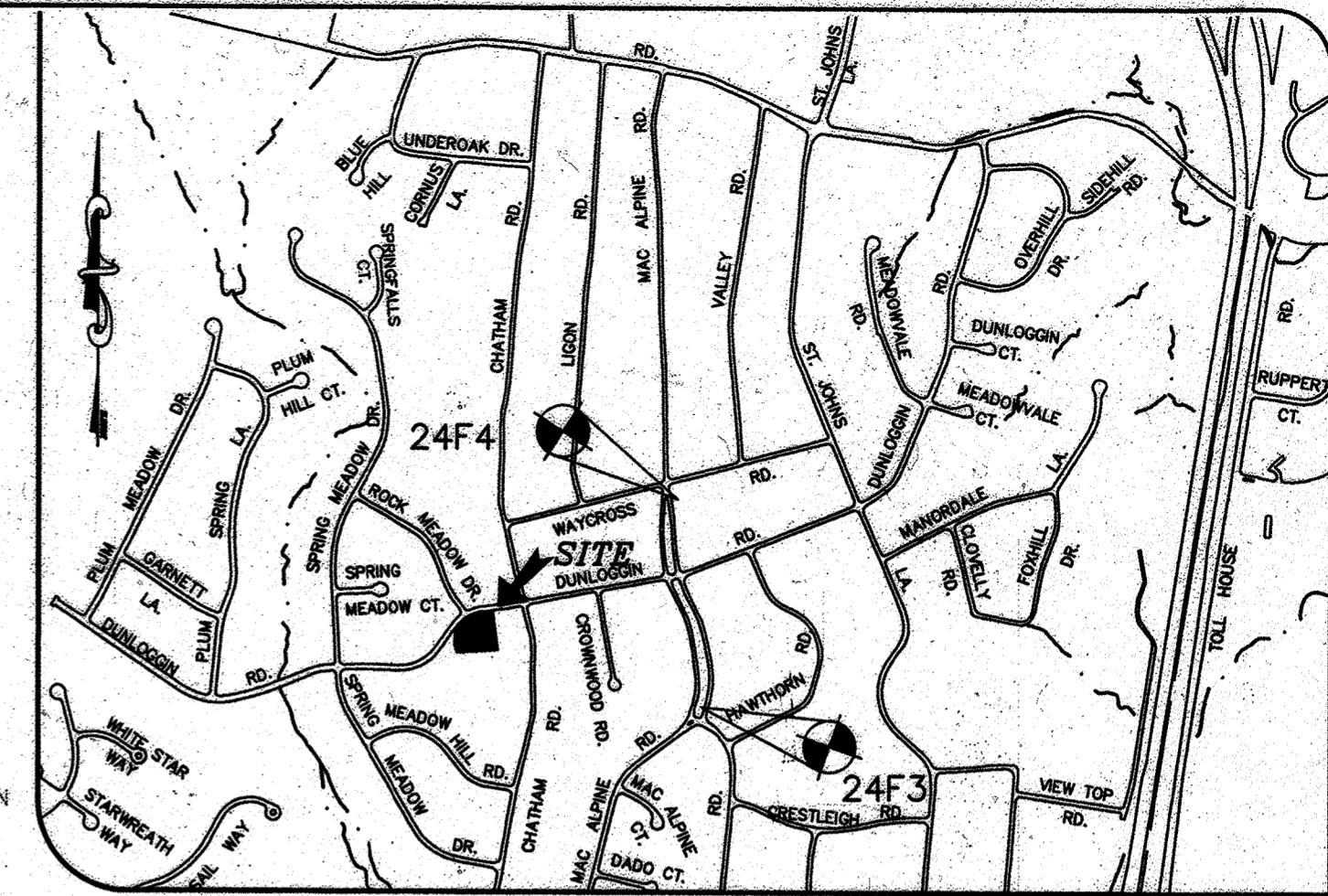
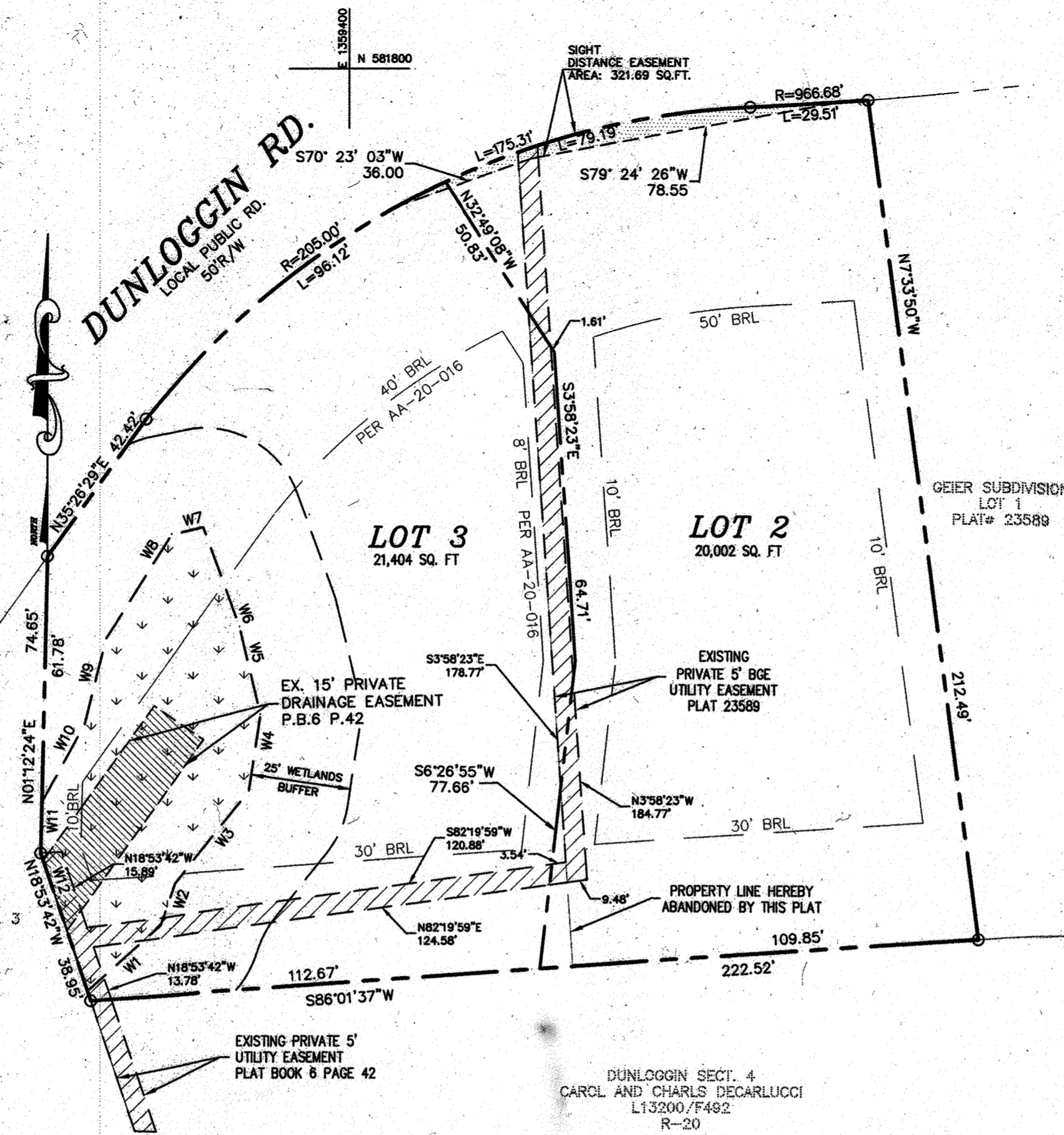
**LEGEND**

-  EXISTING PRIVATE 5' BGE UTILITY EASEMENT
-  EXISTING 15' PRIVATE DRAINAGE EASEMENT
-  EXISTING WETLANDS
-  PROPOSED SIGHT DISTANCE EASEMENT, AREA=321.69 SQ.FT.

**OWNER/DEVELOPER**

KEVIN J. GEIER  
ELIZABETH P. GEIER  
3902 CHATHAM ROAD  
ELLCOTT CITY, MD 21042  
410-750-0175

LOT 13  
DUNLOGGIN II SECT. 3  
HYUN JOG UHM  
HEEDOO MOON  
L19535/F166  
R-20



**VICINITY MAP**

SCALE: 1"=1,000'

ADC MAP: 27, GRID 1C

**GENERAL NOTES:**

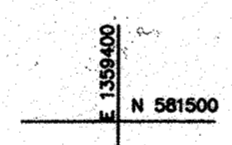
- SUBJECT PROPERTY ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THIS PROPERTY IS SUBJECT TO DPZ CASE NO. AA-20-016 WHICH STATES "BASED UPON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, IT IS THIS 18TH DAY OF FEBRUARY, 2021 BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING FOR HOWARD COUNTY, ORDERED THAT THE PETITION OF THE KEVIN J. GEIER AND ELIZABETH P. GEIER FOR AN ADMINISTRATIVE ADJUSTMENT TO REDUCE THE 50-FOOT FRONT SETBACK TO 40 FEET AND TO REDUCE THE 10-FOOT SETBACK TO 8 FEET FOR A SINGLE FAMILY DWELLING, BE AND THE SAME IS HEREBY GRANTED".
- THIS PROPERTY IS SUBJECT TO WP-20-116 APPROVED ON JULY 15, 2021 BY THE DEPARTMENT OF PLANNING AND ZONING, THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS, AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY TO ALLOW GRADING WITHIN THE 25' WETLAND BUFFER FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING AND ASSOCIATED IMPROVEMENTS ON AN EXISTING LOT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATION FOR THIS SITE WAS PROVIDED UNDER F-12-017.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

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.

*Gary E. Lane* 12-28-21  
GARY E. LANE, PLS DATE  
*Kevin J. Geier* 1-5-22  
KEVIN J. GEIER, OWNER DATE  
*Elizabeth P. Geier* 1-5-22  
ELIZABETH P. GEIER, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.95 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY DEDICATION	0 AC
AREA	0.95 AC ±



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE COMMON PROPERTY LINE BETWEEN LOTS 2 AND 3 OF THE GEIER SUBDIVISION, PLAT NO. 23589, AND TO REVISE BRL'S ASSOCIATED WITH CASE NO. AA-20-016 APPROVED ON FEBRUARY 18, 2021 BY THE DIRECTOR OF PLANNING & ZONING, AND TO ADD THE WETLANDS & WETLANDS BUFFER ON LOT 3

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

*Robert J. Davis* 1/21/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Adams* 2.9.22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 2/11/22  
DIRECTOR DATE

**OWNER'S STATEMENT**

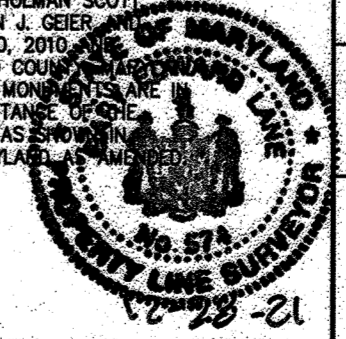
WE, KEVIN J. GEIER AND ELIZABETH P. GEIER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 5 DAY OF January, 2022.

*Kevin J. Geier*  
KEVIN J. GEIER, OWNER  
*Elizabeth P. Geier*  
ELIZABETH P. GEIER, OWNER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY DONNA HOLMAN SCOTT, JAMES E. SCOTT AND CHRISTINA I. SCOTT TO KEVIN J. GEIER AND ELIZABETH P. GEIER BY DEED DATED SEPTEMBER 10, 2010, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 12702 AT FOLIO 384, 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 THE ANNOTATED CODE OF MARYLAND.



*Gary E. Lane*  
GARY E. LANE, PLS NO. 574  
EXPIRATION: 3/21/23  
DATE

RECORDED AS PLAT 25992 ON 2/19/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**REVISION PLAT  
GEIER SUBDIVISION  
LOTS 2-3**

TAX MAP 24  
PARCEL NO. 935  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-20  
SCALE: 1"=50'  
DATE: DEC 2021  
DPZ FILE NOS. F-12-017  
AA-20-016, WP-20-116

**MILDENBERG,  
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors  
8318 Forrest Street, Suite 300, Ellicott City, MD 21043  
(410) 997-0286 Tel. (410) 997-0288 Fax.