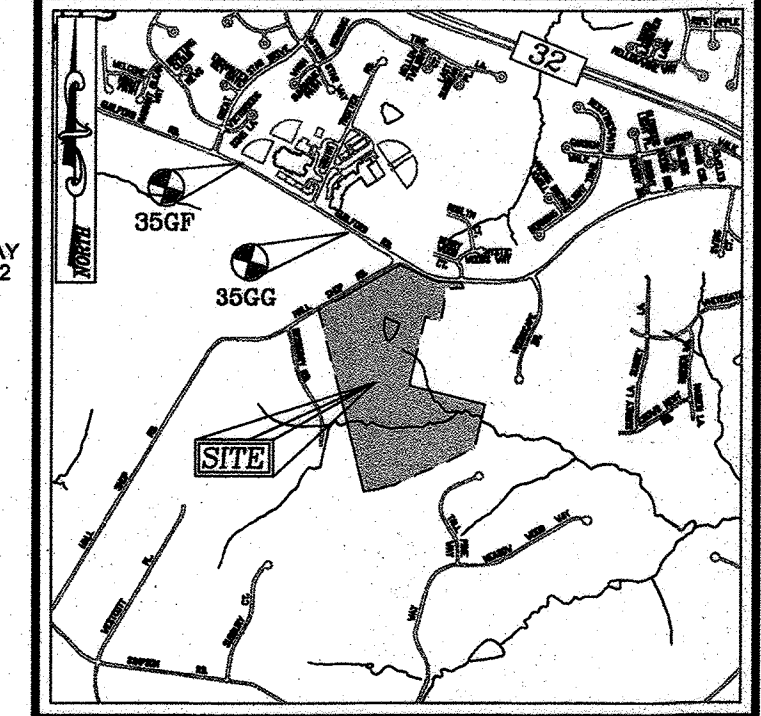
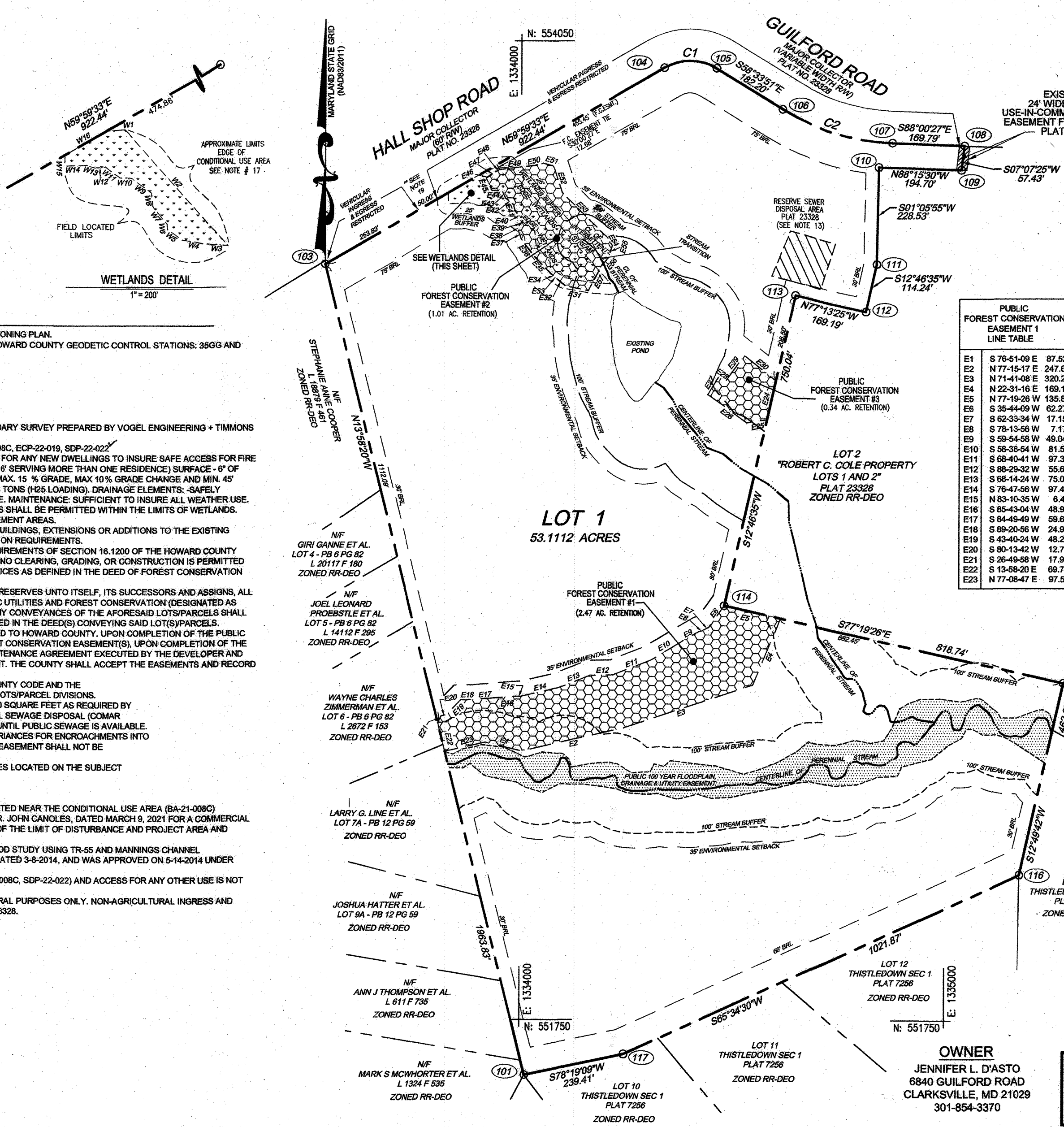


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	120.75	128.49	71.76	61°26'36"	N89°17'09"W	123.37
C2	530.00	272.36	139.26	29°28'36"	S73°17'09"E	269.37

COORDINATE TABLE

STATION	NAD 83 X	NAD 83 Y
101	N 551621.0091	E 1334012.3375
103	N 553526.7312	E 1333538.1710
104	N 553988.0532	E 1334336.9645
105	N 553986.5153	E 1334460.3295
106	N 553891.4899	E 1334615.7870
107	N 553814.0192	E 1334873.7769
108	N 553808.1156	E 1335043.4615
109	N 553781.1309	E 1335036.3399
110	N 553757.0481	E 1334981.7335
111	N 553528.5635	E 1334837.3514
112	N 553417.1498	E 1334612.0874
113	N 553454.5663	E 1334647.0817
114	N 552723.0978	E 1334481.2146
115	N 552543.4362	E 1335279.9947
116	N 552082.0249	E 1335171.2007
117	N 551669.4798	E 1334246.7895

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W1	N84°58'44"E	43.07'
W2	S41°39'22"E	365.38'
W3	N86°05'48"W	45.30'
W4	N80°03'34"W	65.10'
W5	N63°25'57"W	39.87'
W6	N06°49'45"W	13.25'
W7	N39°39'55"W	52.46'
W8	N05°27'25"W	32.28'
W9	N53°44'53"W	58.86'
W10	N88°01'59"W	26.32'
W11	N83°23'08"W	42.74'
W12	S85°47'04"W	24.81'
W13	N73°26'55"W	21.57'
W14	S87°52'58"W	49.58'
W15	N00°29'25"W	25.72'
W16	N59°59'33"E	112.90'



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 35GG AND 36GF.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - ▣ DENOTES REBAR WITH CAP SET
 - BRL DENOTES BUILDING RESTRICTION LINE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAN AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN APRIL 2022.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-14-024, BA-21-008C, ECP-22-019, SDP-22-022.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: WIDTH - 12' (10' 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. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT (FULFILLING THE REQUIREMENTS OF SDP-22-022). 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.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: 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" 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, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND 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 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.
- THIS PLAN 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/PARCEL DIVISIONS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PLAT OF REVISION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAT OF REVISION.
- WETLANDS, STREAMS, FOREST AND THEIR BUFFERS SHOWN ON-SITE WERE ONLY DELINEATED NEAR THE CONDITIONAL USE AREA (BA-21-008C) AND ARE BASED ON ENVIRONMENTAL PLAN BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED MARCH 9, 2021 FOR A COMMERCIAL SOLAR PROJECT. THE WETLANDS, STREAMS, FOREST AND THEIR BUFFERS ARE OUTSIDE OF THE LIMIT OF DISTURBANCE AND PROJECT AREA AND SHALL NOT BE DISTURBED.
- THE 100-YR FLOODPLAIN SHOWN ON THIS PLAT WAS DETERMINED BY A NON-CRITICAL FLOOD STUDY USING TR-55 AND MANNINGS CHANNEL COMPUTATIONS. THE FLOOD STUDY FOR THIS PROJECT WAS PREPARED BY TOM D'ASTO, DATED 3-8-2014, AND WAS APPROVED ON 5-14-2014 UNDER PLAT 23328.
- 50' ACCESS ALONG HALL SHOP ROAD IS FOR A COMMERCIAL SOLAR PROJECT ONLY (BA-21-008C, SDP-22-022) AND ACCESS FOR ANY OTHER USE IS NOT PERMITTED ALONG HALL SHOP ROAD.
- THE EXISTING DRIVEWAY ON LOT 1 ALONG GUILFORD ROAD IS RESTRICTED TO AGRICULTURAL PURPOSES ONLY. NON-AGRICULTURAL INGRESS AND EGRESS IS RESTRICTED TO THE USE-IN-COMMON DRIVEWAY IN ACCORDANCE WITH PLAT 23328.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	53.1112 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
• TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
• TOTAL AREA OF SUBDIVISION TO BE RECORDED	53.1112 AC

PUBLIC FOREST CONSERVATION EASEMENT 1 LINE TABLE	
E1	S 76°51'09"E 87.82'
E2	N 77°15'17"E 247.82'
E3	N 71°41'08"E 320.29'
E4	N 22°31'16"E 169.17'
E5	N 77°19'26"W 135.86'
E6	S 35°44'09"W 62.27'
E7	S 62°33'34"W 17.15'
E8	S 78°13'56"W 7.17'
E9	S 59°54'58"W 49.04'
E10	S 58°38'54"W 81.56'
E11	S 68°40'41"W 97.39'
E12	S 88°29'32"W 55.63'
E13	S 88°14'24"W 75.00'
E14	S 78°47'56"W 97.40'
E15	N 83°10'35"W 6.40'
E16	S 65°43'04"W 48.93'
E17	S 94°49'49"W 59.65'
E18	S 69°20'46"W 24.90'
E19	S 43°40'24"W 48.28'
E20	S 80°13'42"W 12.76'
E21	S 26°49'58"W 17.90'
E22	S 13°58'20"E 69.74'
E23	N 77°08'47"E 97.50'

PUBLIC FOREST CONSERVATION EASEMENT 2 LINE TABLE	
E31	N 78°00'34"W 56.70'
E32	N 49°44'38"W 28.41'
E33	N 65°50'15"W 3.14'
E34	N 44°39'25"W 9.82'
E35	N 44°39'25"W 59.30'
E36	N 36°56'12"W 50.16'
E37	N 19°41'29"W 23.65'
E38	N 03°07'15"E 7.17'
E39	N 38°00'08"E 19.25'
E40	N 40°48'54"W 28.60'
E41	N 16°11'21"W 15.88'
E42	N 50°02'33"W 23.75'
E43	N 25°16'40"W 19.58'
E44	S 88°49'51"W 24.11'

PUBLIC FOREST CONSERVATION EASEMENT 3 LINE TABLE	
E24	S 12°50'10"W 93.70'
E25	S 81°02'53"W 48.24'
E26	N 54°02'40"W 112.78'
E27	N 31°08'47"E 49.29'
E28	S 53°59'57"E 19.22'
E29	N 36°00'03"E 76.03'
E30	S 51°05'29"E 95.11'

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING 24' WIDE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 & 2 (PLAT 23328)
- WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- CENTERLINE OF PERENNIAL STREAM
- CENTERLINE OF INTERMITTENT STREAM

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.

Thomas M Hoffman, Jr. 10/3/22
THOMAS M HOFFMAN, JR. DATE

Jennifer L D'asto 10/14/22
JENNIFER L. D'ASTO DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:
 (1) ABANDON A PORTION OF THE VEHICULAR INGRESS & EGRESS RESTRICTION,
 (2) TO ESTABLISH PUBLIC FOREST CONSERVATION EASEMENTS, AND
 (3) TO CREATE A PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT FOR A COMMERCIAL SOLAR PROJECT ON LOT 1 (SDP-22-022).

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

Howard County Health Officer 10/3/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10/9/23
 Director 11/2/23

OWNER'S CERTIFICATE

I, JENNIFER L. D'ASTO, OWNER, 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 EASEMENT AREAS 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 WATERWAYS 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 EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14th DAY OF OCTOBER, 2022

Jennifer L. D'asto
 JENNIFER L. D'ASTO

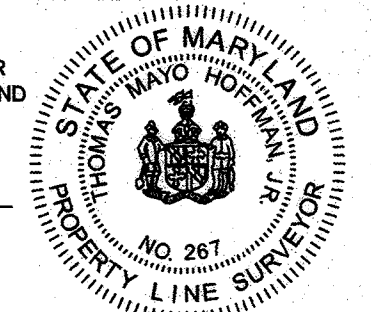
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL OF THE LANDS CONVEYED BY JENNIFER L. D'ASTO, TRUSTEE OF THE COLE FAMILY REVOCABLE TRUST TO JENNIFER L. D'ASTO BY DEED DATED MAY 3, 2022 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 21622 FOLIO 147, AND ALSO SHOWN ON A SUBDIVISION PLAT ENTITLED "ROBERT C. COLE PROPERTY, LOTS 1 AND 2" RECORDED AS PLAT NO. 23328; 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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M Hoffman, Jr. 10/3/22
 THOMAS M HOFFMAN, JR. DATE

Property Line Surveyor, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024



VOGEL ENGINEERING

TIMMONS GROUP
 2300 NORTH RIDGE ROAD, SUITE 110, BELTSVILLE, MD 21054
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT NO. 26249 ON 1-20-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

ROBERT C. COLE PROPERTY LOT 1

A REVISION OF LOT 1
 PLAT OF "ROBERT C. COLE PROPERTY, LOTS 1 AND 2"
 PLAT 23328
 ZONED RR-DEO
 TAX MAP 35, GRID 20, PARCEL 68
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200' OCTOBER 3, 2022

