

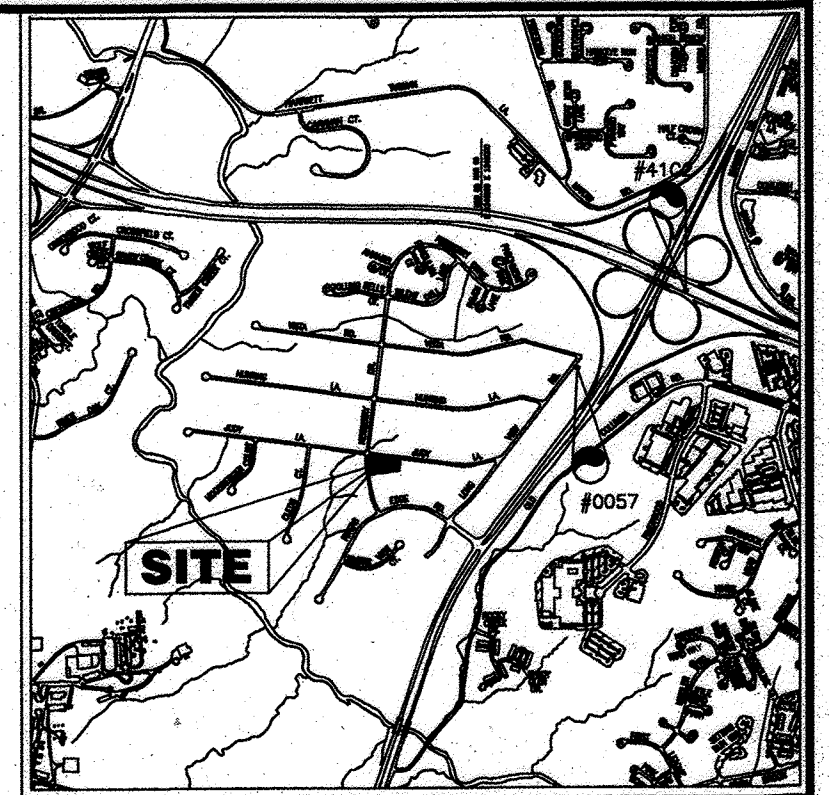
COORDINATE TABLE		
POINT	NORTH	EAST
116	549826.590	1345139.384
117	549848.086	1344962.650
118	549705.993	1344957.340
120	549685.908	1344816.995
141	549666.233	1344820.692
140	549709.619	1345123.833

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	676.02'	1°09'17"	13.62'	6.81'	13.62'	N10°27'29"W
C2	8096.90'	00°02'43"	6.41'	3.21'	6.41'	S83°37'36"E
C3	9276.76'	01°05'59"	178.04'	89.02'	178.04'	S83°03'55"E

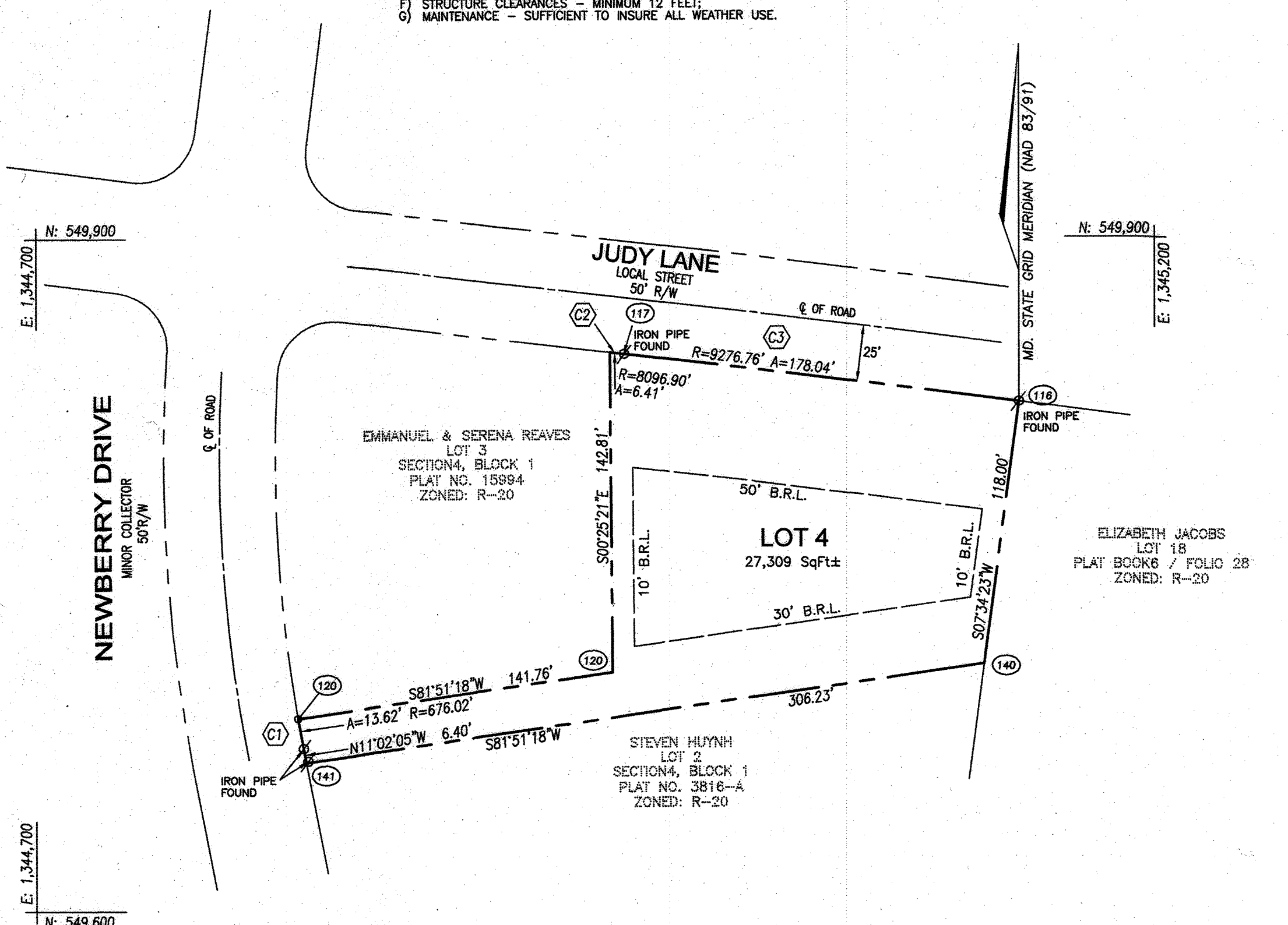
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	27,309 sq	2,827 sq	24,482 sq

**GENERAL NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 41C2 AND 0057.  
41C2 N: 551,816.42 E: 1,348,104.24 EL: 395.151'  
0057 N: 550,835.214 E: 1,347,017.69 EL: 398.924'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JULY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET, 14 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 (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



**VICINITY MAP**  
SCALE: 1" = 2000'



THE REQUIREMENTS § 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.* 1/12/23  
THOMAS M. HOFFMAN JR. DATE  
PROPERTY LINE SURVEYOR #267  
*Qing Yu Pan* 01-12-2023  
QINGYU PAN DATE

**GENERAL NOTES (cont'd.)**

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND II, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET. SHOULD THE LIMIT OF DISTURBANCE EXCEED 5,000 SQUARE FEET, STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH THE CURRENT REGULATION.
- THE EXISTING DWELLING ON LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JAN. 24, 2003.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- REF: F-03-129 FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- REF: WP-03-019 APPROVED JAN. 3, 2003 TO WAIVE SECTION 16.120(c)(2) WHICH REQUIRES SINGLE FAMILY DETACHED (SFD) LOT FRONTAGE SHALL COINCIDE WITH ITS ACCESS ONTO AN APPROVED STREET WITHIN A PUBLIC RIGHT-OF-WAY, WITH THE CONDITION THAT THE PROPOSED LOT DESIGN CANNOT CREATE A SETBACK VIOLATION FOR THE EXISTING HOUSE OR THE ACCESSORY STRUCTURES.
- REF: WP-03-102 APPROVED APRIL 11, 2003 TO WAIVE SECTIONS 16.134(b)(2) AND 16.136 ---SIDEWALK AND STREET TREE INSTALLATION REQUIREMENTS, SUBJECT TO THE FOLLOWING CONDITION: PAYMENT OF A FEE-IN-LIEU OF STREET TREE INSTALLATION IN THE AMOUNT OF \$3,900.00.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- REF: WP-03-019 APPROVED JAN. 3, 2003 TO WAIVE SECTION 16.120(c)(2) WHICH REQUIRES SINGLE FAMILY DETACHED (SFD) LOT FRONTAGE SHALL COINCIDE WITH ITS ACCESS ONTO AN APPROVED STREET WITHIN A PUBLIC RIGHT-OF-WAY, WITH THE CONDITION THAT THE PROPOSED LOT DESIGN CANNOT CREATE A SETBACK VIOLATION FOR THE EXISTING HOUSE OR THE ACCESSORY STRUCTURES.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE, THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.

**OWNER/DEVELOPER**

QINGYU PAN  
10713 JUDY LANE  
COLUMBIA, MD 21044

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO REVISE THE BRL'S ON LOT 4.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.627 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	0.627 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.627 AC

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

*Howard County Health Officer* 3/7/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 2/5/23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 2/23/23  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, QINGYU PAN, OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12<sup>TH</sup> DAY OF JANUARY, 2023.  
*Qing Yu Pan*  
QINGYU PAN  
WITNESS

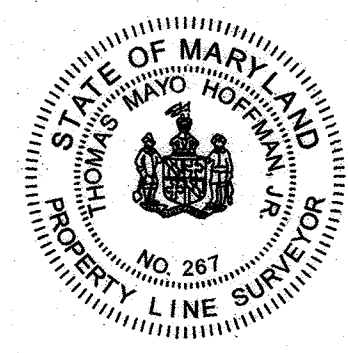
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM FANNIE MAE O/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION TO QINGYU PAN BY DEED DATED FEBRUARY 28, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13103, FOLIO 057.

I ALSO CERTIFY 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JANUARY 3, 2024.

*Thomas M. Hoffman Jr.* 1/12/23  
THOMAS M. HOFFMAN JR.  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267  
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELK COTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com



RECORDED AS PLAT NO. 210293 ON 3-3-23  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**RIVERSIDE ESTATES**  
SECTION 4, BLOCK 1  
LOT 4  
A REVISION OF PART OF  
"RIVERSIDE ESTATES, SECTION 4, BLOCK 1, LOTS 3 AND 4"  
PLAT 15994  
ZONED R-20  
TAX MAP NO:41 BLK:11 PARCEL NO:420  
5th ELECT. DISTRICT - HOWARD COUNTY, MD  
DPZ REF: WP-03-102, WP-03-019, F-03-129, ECP-22-077  
SCALE: 1"=50'  
GRAPHIC SCALE OCTOBER 31, 2022  
SHEET 1 OF 1