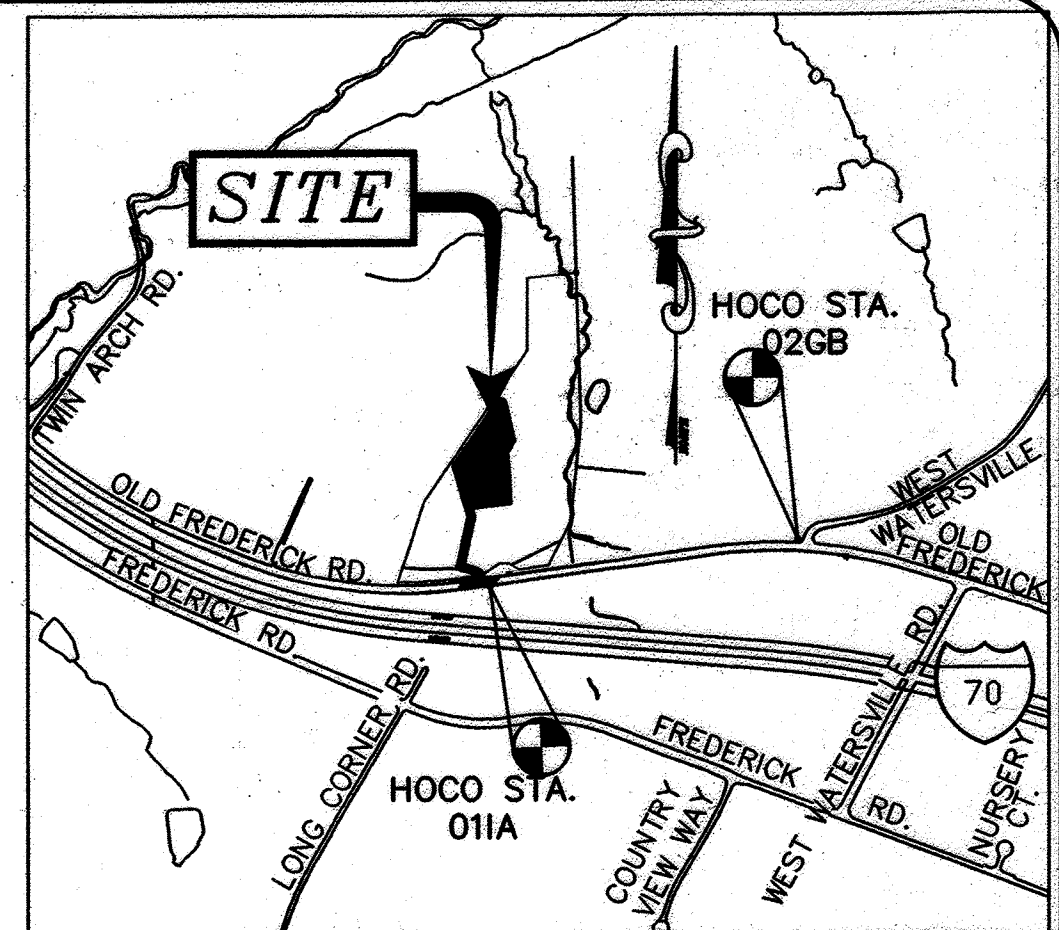


GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE 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 EASEMENTS.
- FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- THE EXISTING POLE BARN ON LOT 1 IS TO BE REMOVED. THERE ARE NO EXISTING BUILDINGS/STRUCTURE(S) ON LOT 2. NO NEW BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- BOUNDARY SHOWN HEREON IS BASED ON PLAT 22173, PORTER PROPERTY, LOT 1,2 & BULK PARCEL "A" BY BENCHMARK ENGINEERING INC, DATED 12-17-2012.
- COORDINATES BASED ON NAD'83 / NAVD88 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 011A AND 02GB.
STA. No. 011A N 614753.523, E 1275754.556, EL. 781.484
STA. No. 02GB N 614978.569, E 1277363.299, EL. 767.904
- WETLANDS AND THEIR BUFFERS, FOREST, AND FLOODPLAIN ARE NOT LOCATED ON OR WITHIN 35 FEET OF LOTS 1 AND 2.
- NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR HISTORIC FEATURES WAS FOUND ON THIS PROPERTY.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE SHOWN MORE OR LESS (±)
- ENVIRONMENTAL CONCEPT PLAN, ECP-11-059, FOR THIS PARCEL WAS APPROVED ON JULY 13, 2011.
- THE FINAL PLAT AND SUPPLEMENTAL DRAWINGS, F-12-016, FOR THIS PARCEL WERE APPROVED ON DECEMBER 13, 2012.
- PORTION OF PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, MAINTENANCE & UTILITY EASEMENT REVISED BY THIS PLAT IS DEFINED BY LINES "N16°33'39" W 184.39", AND L9, L10, L11, AND L12.
- PARCEL "A", BULK PARCEL "A" AND BUILDABLE BULK PARCEL "A" REFER TO THE SAME PARCEL, DEED REFERENCE L 21327, F335

- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-12-016 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM 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)

Point #	Northing	Easting
1	615723.0419	1275827.5750
2	615728.5949	1275800.4869
3	615379.9632	1275562.9423
4	615112.9872	1275642.3327
5	614847.2510	1275583.3990
6	614816.2235	1275683.7239
7	614804.8661	1275692.7358
8	614813.4771	1275716.5405
9	614836.9581	1275697.9089
10	614863.6453	1275611.6179
11	615113.8646	1275667.1104
12	615163.4800	1275652.3563
13	615184.7097	1275857.5906
14	615448.5295	1275839.6935
15	615512.4441	1275876.0113
100	614806.7173	1275706.5856



VICINITY MAP
SCALE: 1"=1000'
ADC MAP: 8, GRID A2

LEGEND

- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, MAINTENANCE & UTILITY EASEMENT FOR LOTS 1,2 AND PARCEL "A"
- SEWAGE DISPOSAL AREA

DEVELOPER/OWNER

GY ASSOCIATES LLC.
6420 AUTUMN SKY WAY,
COLUMBIA, MD 21044
443-324-4732

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 01-26-23
GARY E. LANE
PROP. LINE SURVEYOR
MD. REG. NO. 574

B. Anna Corfield 2/9/23
GY ASSOCIATES LLC., OWNER/DEVELOPER

AREA TABULATION (TOTAL)

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	2.81AC±
AREA OF BULK PARCELS	0
AREA OF OPEN SPACE LOTS	0
AREA OF ROAD DEDICATION	0
TOTAL AREA	2.81AC±

EASEMENT LINE TABLE

LINE LENGTH	BEARING
L1	14.50 S38°25'52"E
L2	105.01 S72°48'53"E
L3	13.97 N82°23'12"E
L4	25.37 S38°25'52"E
L5	97.87 S72°48'53"E
L6	12.03 N55°49'18"E
L7	29.97 S38°25'52"E
L8	90.32 S72°48'53"E
L9	38.00 N73°26'21"E
L10	40.00 N16°33'39"W
L11	45.83 N55°43'51"W
L12	42.64 S34°16'09"W

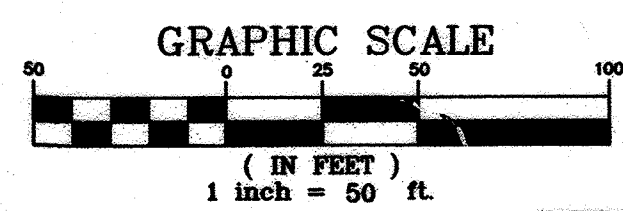
PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, MAINTENANCE & UTILITY EASEMENT FOR LOTS 1,2 AND PARCEL "A"

EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, IN, OVER, AND THROUGH LOT 1 AND LOT 2 OR PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S).

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM	LOT SIZE
1	55,821	5,199	50,622
2	66,838	7,835	59,003



OWNER'S STATEMENT

WE, GY ASSOCIATES LLC, 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 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 DAY OF _____, 2023.

B. Anna Corfield 2/9/23
GY ASSOCIATES LLC., OWNER

Gary E. Lane 2/9/23
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS ALL THAT LAND CONVEYED BY STEVEN PATRICK PORTER, OWNER OF LOT 1, AND BRITANNY ANN PORTER, OWNER OF LOT 2, GRANTORS, TO GY ASSOCIATES LLC, GRANTEE, IN DEEDS DATED AUGUST 25, 2021, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK: 20865, PAGE: 428 (LOT 1) AND PAGE: 433 (LOT 2), 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 AS AMENDED.

Gary E. Lane
GARY E. LANE, PROP. LINE SURVEYOR
MD. REG. NO. 574, EXPIRES 3/21/23

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

Howard County Health Officer 2/23/23
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3-1-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 3/1/23
DIRECTOR

THE PURPOSE OF THIS PLAT IS TO REVISE THE PRIVATE VARIABLE WIDTH USE IN COMMON ACCESS, MAINTENANCE AND UTILITY EASEMENT, PLAT 22173, TO INCLUDE A TURNAROUND AREA FOR LOTS 1, 2 & PARCEL A, AND TO RECORD A 20' SEWER LINE EASEMENT FOR THE BENEFIT OF BULK PARCEL "A"

RECORDED AS PLAT 24301 ON 3-13-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**REVISION PLAT
PORTER PROPERTY
LOTS 1&2**

TAX MAP 0001 4TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 41 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2022
GRID 24 EX. ZONING RC-DEO DPZ FILE NOS. F-12-016
PLAT SHEET 1 OF 1 ECP-11-059, WP-13-026

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
8318 Forrest Street, Suite 300, Ellicott City, MD 21043
(410) 997-0296 Tel. (410) 997-0298 Fax.