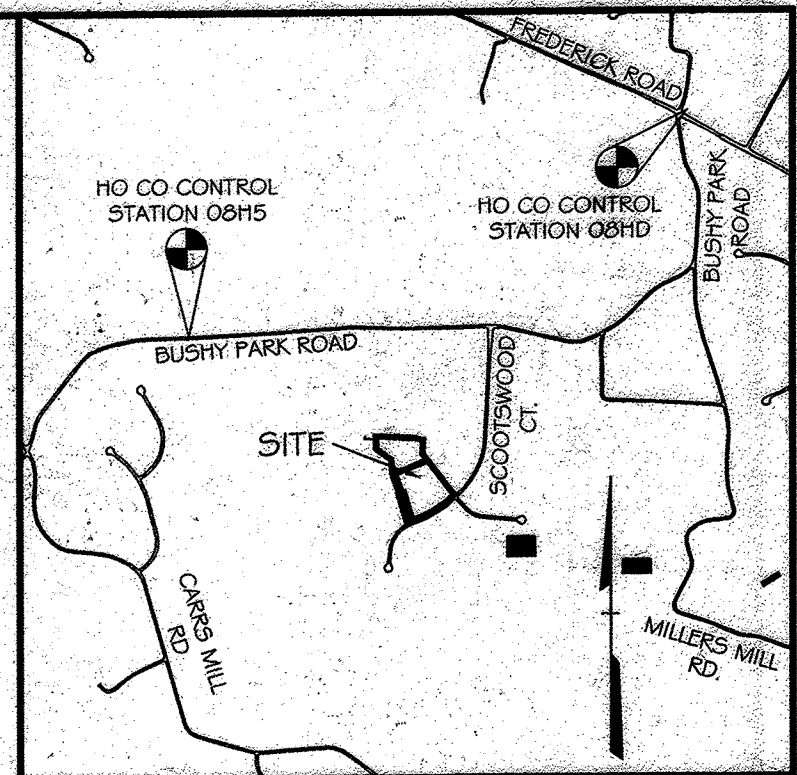


LINE	BEARING	DISTANCE
L1	N 37°39'39" E	89.81'
L2	N 46°15'55" E	57.86'
L3	N 57°31'28" E	46.90'
L4	N 79°38'01" E	26.31'
L5	S 79°42'06" E	21.72'
L6	S 64°15'32" E	47.48'
L7	S 45°45'46" E	35.25'
L8	S 40°21'15" E	50.37'
L9	S 24°05'00" E	47.83'
L10	S 68°02'30" W	21.87'
L11	N 28°31'00" W	119.15'
L12	N 86°08'08" W	95.88'
L13	S 26°03'04" W	242.83'
L14	S 19°25'11" E	519.21'
L15	S 24°05'00" E	49.75'
L16	S 19°52'52" E	53.61'
L17	S 37°41'14" E	49.94'
L18	S 22°51'47" E	26.20'
L19	S 13°45'42" E	13.91'
L20	S 00°36'53" W	45.36'
L21	N 18°34'09" W	60.22'
L22	N 28°33'06" W	164.42'

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
CI	22°04'28"	1169.00'	450.38'	S 57°29'34" W	447.60'	228.02'

LEGEND

- EXISTING EASEMENT
- PROPOSED VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING WETLAND AREA
- FLOODPLAIN LIMIT



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 19, BLOCK J9

GENERAL NOTES:

- Coordinates are based on Maryland Coordinated System - NAD83 (2011) as projected by Howard County Geodetic Control Stations No. 08H5 and 08HD.
- This Plat is based upon a field run monumented boundary survey performed on or about February 8, 1989 by Fisher, Collins and Carter, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned RC-DEO per the October 6, 2013 Zoning Regulations, and subject to the 5th edition of the Howard County Subdivision Regulations.
- 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 plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a revisions plat that does not create any new lots/parcels/divisions.
- There is 100 year floodplain on site. The floodplain limit shown hereon is based on plat no. 9650.
- Driveways shall be provided prior to residential occupancy to insure 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" min) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 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.
- The wetlands limits are shown per Plat No. 16095.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, their required buffers or 100-year floodplain.
- There is an existing dwelling on Lots 15 and 16 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations requirements.
- 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/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated on the deed(s) conveying said lots/parcels. Developers 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, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- 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 16.120(b)(1)(v) of the Howard County Code.
- Previous DPZ file numbers: S-89-037, P-89-058, F-90-059, F-02-114, WP-90-015, WP-03-005, BA-00-031V.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of Environment for individual sewage disposal (COMAR 26.04.03). Improvement of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easements. Recordation of a modified sewage easement shall not be necessary.
- This plat is subject to WP-03-05 which the planning director on September 11, 2002 approved a request to waive Section 16.120(b)(4)(i) which requires the residential lots shall be designed to be useable in terms of lot dimensions generally not exceeding a 3:1 lot depth to lot width ratio; Section 16.120(c)(2) which requires that lot frontage shall coincide with access onto approved Streets with a public right of way, and section 16.120(b)(4)(ii)(b) which requires that environmental features are not allowed on residential lots less than 10 acres, subject to the following conditions:
 - Written documentation of a Board of Appeals Decision and Order approval.
 - Approval of a Design Manual waiver to allow 5 users on a use-in-common driveway.
 - Recording of plat and maintenance agreement to include lots 2,3, and 16.
 - Provide location survey for existing structure setbacks.
- Access to lot No. 16 provided via a private common use driveway leading to Bushy Park Road.

The requirements of Section 3-109, 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 setting of markers have been complied with.

Michael D. Martin 6-21-24
Michael D. Martin, Professional Land Surveyor DATE
Maryland Registration No. 21234
Exp. Date: January 19, 2025

Rolt Haney 3/21/23
Robert M. Haney DATE

Laura S. Haney 3/21/23
Laura S. Haney DATE

Patrick M. McCoy 6/5/23
Patrick M. McCoy DATE

Sharon M. McCoy 6/5/23
Sharon M. McCoy DATE

COORDINATE TABLE

Point	Northing	Easting
1	599793.656	1301941.359
2	599553.113	1301563.888
3	599516.146	1301469.897
4	600015.351	1301296.588
5	600165.345	1301286.536
6	600281.460	1301129.876
7	600412.593	1301127.775
8	600391.758	1301522.225
9	600370.677	1301616.661
10	600226.339	1301606.867

MINIMUM LOT AREA TABULATION

LOT No.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	100 YEAR FLOODPLAIN	25% SLOPES
15	5.135 AC±	0.000 AC±	5.135 AC±	2.612 AC±	0.00 AC±
16	3.417 AC±	0.300 AC±	3.117 AC±	0.723 AC±	0.00 AC±

TABULATION OF FINAL PLAT

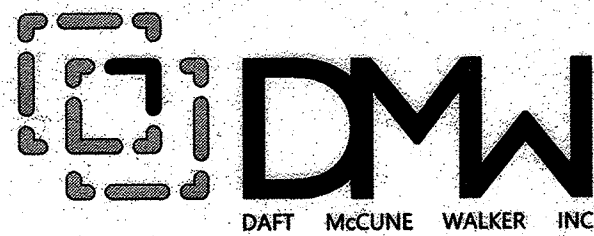
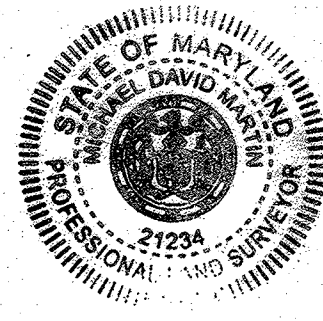
	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE PRESERVATION PARCEL	0
BUILDABLE PRESERVATION PARCEL	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.552 AC±
BUILDABLE	8.552 AC±
NON-BUILDABLE PRESERVATION PARCEL	0.000 AC±
BUILDABLE PRESERVATION PARCEL	0.000 AC±
C. TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.552 AC±

OWNER/DEVELOPER

LOT 15
ROBERT & LAURA HANEY
15036 SCOTTSWOOD COURT
WOODBINE, MD. 21797

LOT 16
PATRICK & SHARON MCCOY
15061 BUSHY PARK ROAD
WOODBINE, MD. 21797

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE ADDITIONAL PUBLIC DRAINAGE AND UTILITY EASEMENTS WITHIN LOTS 15 AND 16 AS SHOWN ON PLAT NOS. 10534 & 16095.



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

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

Howard County Health Officer 8/18/23
Howard County Health Officer DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/23/23
Chief, Development Engineering Division DATE

Director 8/29/23
Director DATE

OWNER'S DEDICATION

We, Robert M. Haney, Laura S. Haney, Patrick M. McCoy, and Sharon E. McCoy, Owners of the properties shown hereon, hereby adopt this plat of revision, 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 spaces, where applicable, and for other good and 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 spaces, 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 rights-of-way.

Witness our hands this 21 day of MARCH 2023

Rolt Haney 3/21/23
Robert M. Haney DATE

Laura S. Haney 3/21/23
Laura S. Haney DATE

Patrick M. McCoy 6/5/23
Patrick M. McCoy DATE

Sharon M. McCoy 6/5/23
Sharon M. McCoy DATE

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct that is a Plat of Revision of the land conveyed by Kenneth G. Limparis and Nancy Limparis by Deed Dated March 9, 2001 and recorded in the land records of Howard County, Maryland, in liber 5378 at folio 636 (Lot 15) and the land conveyed by William J. McDermid and Erin M. McDermid by Deed Dated March 25, 2011 and recorded in the land records of Howard County, Maryland, in liber 13197 at folio 152 (Lot 16) 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 now amended.

Michael D. Martin 6-21-24
Michael D. Martin, Professional Land Surveyor DATE
Maryland Registration No. 21234 (EXP. DATE: 1/19/2025)

RECORDED AS PLAT No. 26406 ON 9-23 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COUNTRY SPRINGS
LOTS 15 AND 16
(REVISION TO LOTS 15 & 16 "COUNTRY SPRINGS", PLAT NOS. 16095 AND 10534)

TAX MAP NO. 14, GRID 03, P/O PARCEL 240
ZONED: RC-DEO
4th ELECTION DISTRICT
HOWARD COUNTY MARYLAND

100 0 100 200
SCALE 1" = 100'
SEPTEMBER 20, 2022
SHEET 1 OF 1