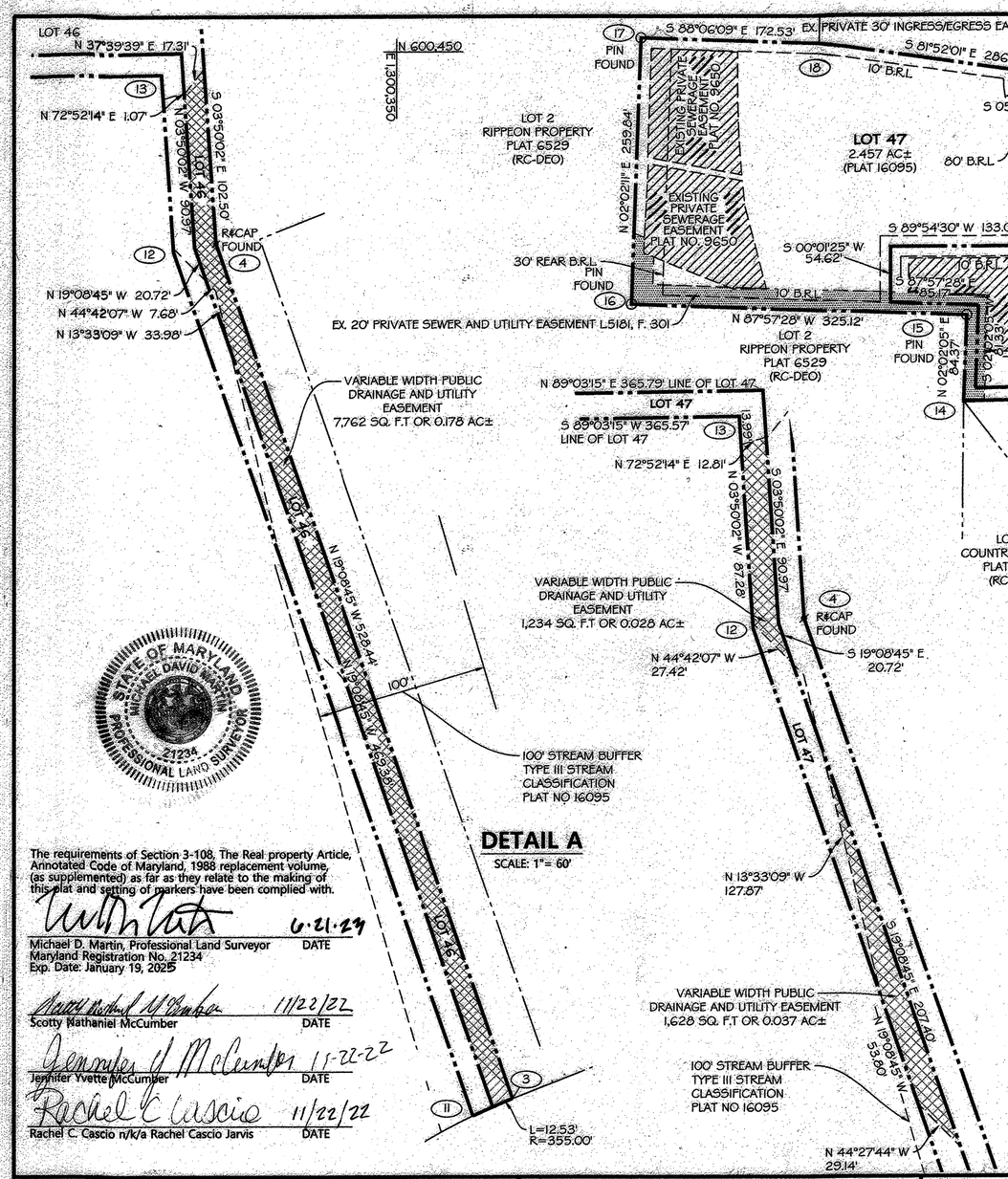


DETAIL A

SCALE: 1"= 60'

DETAIL B

SCALE: 1"= 50'

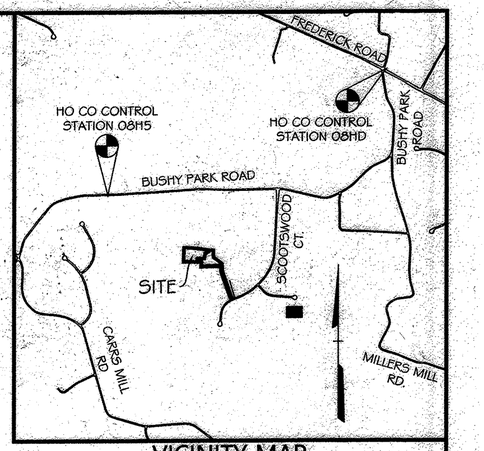
LEGEND

EXISTING EASEMENT

PROPOSED VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT

COORDINATE TABLE

Point	Northing	Easting
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
11	599506.162	1301446.933
12	600010.362	1301271.886
13	600113.790	1301264.955
14	600107.755	1300899.435
15	600192.072	1300902.430
16	600203.658	1300577.517
17	600463.334	1300586.750
18	600457.621	1300759.186
19	600417.076	1301042.893



VICINITY MAP

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

GENERAL NOTES

1. Coordinates are based on Maryland Coordinated System - NAD83 (2011) as projected by Howard County Geodetic Control Stations No. 08H5 and 08HD.

STATION	NORTH	EAST	ELEVATION	DESCRIPTION
08H5	601562.563	1301087.303	612.286	BRASS DISK
08HD	603752.607	1304327.763	645.885	BRASS DISK

2. This Plat is based upon a field run monumented boundary survey performed on or about February 8, 1989 by Fisher, Collins and Carter, Inc.
3. All areas shown on this plat are more or less.
4. The subject property is zoned RC-DEO per the October 6, 2013 Zoning Regulations, and 5th edition of the Howard County Subdivision Regulations .
5. 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.
6. There are no wetlands located on Lots 46 and 47.
7. There is no 100 year floodplain located on Lots 46 and 47.
8. 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 that 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 that 1 foot depth over driveway surface Structure clearances - Minimum 12 feet Maintenance - Sufficient to insure all weather use.
9. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, streams, their required buffers or 100-year floodplain.
10. There is an existing dwelling on Lots 46 and 47 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulation requirements.
11. 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 in the deed(s) conveying said lots/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, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
12. 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 16.1202(b)(1)(vi) of the Howard County Code.
13. 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/parcel divisions.
14. 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, BA-03-004V.
15. This area designates a private sewerage 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 naturein 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.
16. 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)(iii), which requires the residemtial lots shall be designed to be useable in terms of lot dimensions generally not exceeding a 3:1 lot depth to lot width ratio: Sectio 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)(iii)(b) which requires that environmental features are not allowed on residential lots less than 10 acres, subject to the following conditions
    1). Written documentation of a Board of Appeals Decision and Order approval.
    2). Approval of a Design Manual waiver to allow 5 users on a use-in-common driveway.
    3). Recording of plat and maintenance agreement to include lots 2,3,and 16.
    4). Provide location survey for existing structure setbacks.
18. Plat subject to Board of Appeals BA Case No. 03-04V in which the Howard County Board of Appeals on July 7, 2003 approved the creation of a 1.826 acre lot and a 2.457 acre lot, each containing a single family detached dwelling and to be requested to be amended reflecting the lot configuration shown hereon.

The requirements of Section 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 setting of markers have been complied with.

6.21.23
Michael D. Martin, Professional Land Surveyor — DATE
Maryland Registration No. 21234
Exp. Date: January 19, 2025

11/22/22
Scotty Nathaniel McCumber — DATE

11-22-22
Jennifer Yvette McCumber — DATE

11/22/22
Rachel C. Cascio n/k/a Rachel Cascio Jarvis — DATE

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

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
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.283 AC.±
BUILDABLE	4.283 AC.±
NON BUILDABLE PRESERVATION PARCEL	0.000 AC.±
BUILDABLE PRESERVATION PARCEL	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.283 AC.±

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	4°02'34"	355.00'	25.05'	S 66°31'01" W	25.04'	12.53'

OWNER/DEVELOPER

LOT 46	LOT 47
SCOTTY & JENNIFER McCUMBER	RACHEL C. CASCIO n/k/a RACHEL CASCIO JARVIS
15067 BUSHY PARK ROAD	15069 BUSHY PARK ROAD
WOODBINE, MD. 21797	WOODBINE, MD. 21797

MINIMUM LOT AREA TABULATION

LOT No.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	100 YEAR FLOODPLAIN	25% SLOPES
46	1.826 AC±	0.184 AC±	1.642 AC±	0.000 AC±	0.00 AC±
47	2.457 AC±	0.326 AC±	2.131 AC±	0.000 AC±	0.00 AC±

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE PUBLIC DRAINAGE AND UTILITY EASEMENTS WITHIN LOTS 46 AND 47 AS SHOWN ON PLAT NO. 16095.

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

8/18/23
Howard County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8-23-23
Chief, Development Engineering Division — Date

8/29/23
Director — Date

OWNER'S DEDICATION

We, Scotty Nathaniel McCumber, Jennifer Yvette McCumber, and Rachel C. Cascio n/k/a Rachel Cascio Jarvis, 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 22 day of NOV 2022

11/22/22
Scotty Nathaniel McCumber — Date

11-22-22
Jennifer Yvette McCumber — Date

11/22/22
Rachel C. Cascio n/k/a Rachel Cascio Jarvis — 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 it is a Plat of Revision of the land conveyed by Laurel G. Garland by Deed Dated August 27, 2020 and recorded in the land records of Howard County, Maryland, in liber 19798 at folio 198 (Lot 46) and the land conveyed by Thomas A. Garland and Laurel G. Garland by Deed Dated July 10, 2019 and recorded in the land records of Howard County, Maryland, in liber 18864 at folio 108 (Lot 47) 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.

6.21.23
Michael D. Martin, Professional Land Surveyor — Date
Maryland Registration No. 21234 (EXP. DATE: 1/19/2025)

RECORDED AS PLAT No. 21407 ON 9.5.23 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

COUNTRY SPRINGS

LOTS 46 AND 47

(REVISION TO LOTS 46 & 47 "COUNTRY SPRINGS", PLAT No. 16095

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

F-24-003