

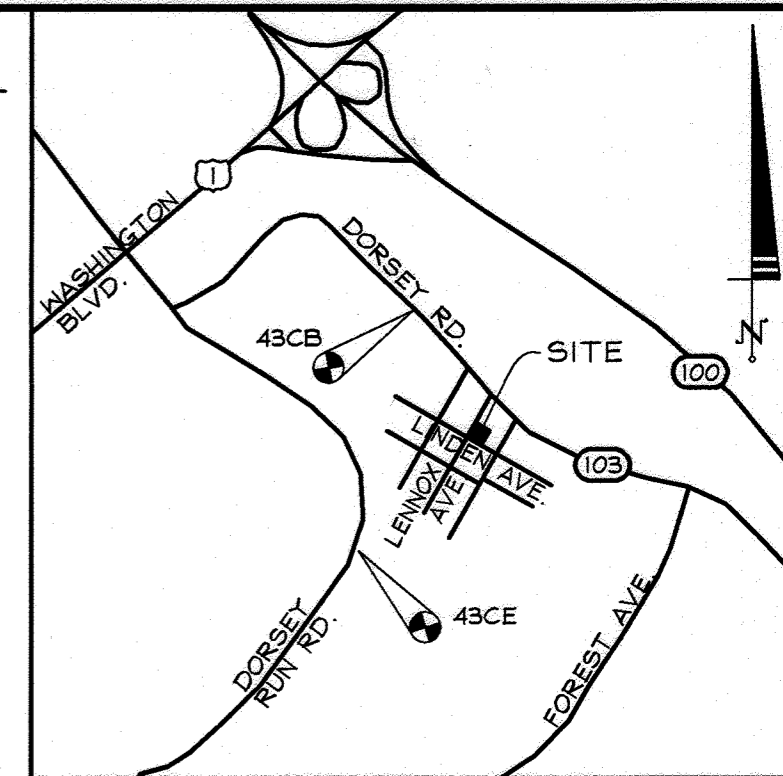
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2013 COMPREHENSIVE ZONING PLAN.
- 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' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 466 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.
- 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 / PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
- 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.
- LOTS 240 AND 242 WERE CREATED ON THE RECORDED PLAT ENTITLED LENNOX PARK MARYLAND AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER W.L.C. 89 FOLIO 289, RECORDED IN 1910. THERE ARE NO PREVIOUS DPZ FILE NUMBERS FOR LOTS 240 AND 242.

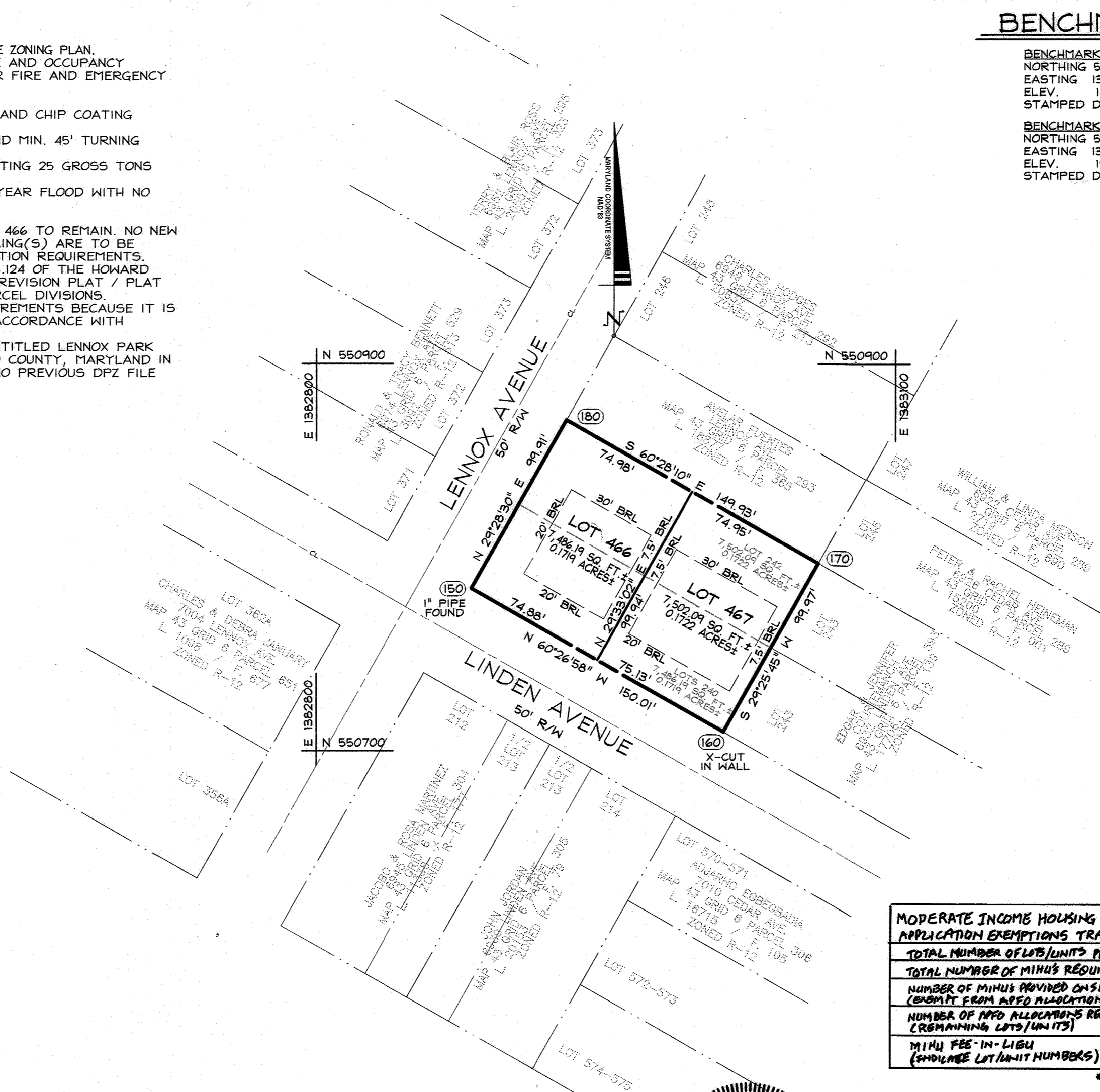
BENCHMARK

BENCHMARK 43CB
 NORTHING 552084.214
 EASTING 1382282.508
 ELEV. 144.435
 STAMPED DISC

BENCHMARK 43CE
 NORTHING 549595.935
 EASTING 1381719.608
 ELEV. 199.143
 STAMPED DISC



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: MAP 35 GRID B6



MINU NOTE: THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(G)(1A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THIS SHALL BE ACCOMPLISHED VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR LOT 467 AND FOR LOT 466 IF THE EXISTING HOUSE IS EVER DEMOLISHED.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2
TOTAL NUMBER OF MIHUS REQUIRED	1
NUMBER OF MIHUS PROVIDED ON-SITE (CREDIT FROM AFD ALLOCATIONS)	0
NUMBER OF AFD ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	1
MIHU FEE-IN-LIEU (SHOWAGE LOT/UNIT NUMBERS)	LOT 467 LOT 466*

*IF EVER DEMOLISHED

OWNER/DEVELOPER

AVELAR FUENTES
 13535 STATE ROUTE 144
 WEST FRIENDSHIP, MD 21794

BOUNDARY COORDINATES			
POINT	NORTHING	EASTING	DESCRIPTION
150	550783.724	1382880.515	1" PIPE FD. AT CORNER
160	550709.739	1383011.013	X-CUT FD. IN WALL AT COR
170	550796.807	1383060.131	
180	550870.707	1382929.677	

AREA TABULATION CHART		TOTAL
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		2
A. BUILDABLE LOTS		2
NON-BUILDABLE LOTS		0
OPEN SPACE		0
PRESERVATION PARCELS		0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.3441	AC.±
BUILDABLE LOTS	0.3441	AC.±
NON-BUILDABLE LOTS	0.00	AC.±
OPEN SPACE	0.00	AC.±
PRESERVATION PARCELS	0.00	AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.00	AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.3441	AC.±

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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias 7/21/23
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2024)

J. Fuentes 7/31/23
 AVELAR FUENTES DATE



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 11039. EXPIRATION DATE: 9/16/24.



PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE BETWEEN LOTS 240 AND 242 AS CREATED ON THE RECORDED PLAT ENTITLED "LENNOX PARK MARYLAND" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER W.L.C. 89 FOLIO 289, RECORDED IN 1910.

RECORDED AS PLAT NUMBER 24620
 ON 4-22-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2.20.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 3/21/24
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2/7/24
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S DEDICATION
 I, AVELAR FUENTES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.
 WITNESS MY HAND THIS 31ST DAY OF JULY, 2023.

[Signature] 7/31/23
 AVELAR FUENTES DATE
[Signature] 7/31/23
 WITNESS NAME - LORI CUNNINGHAM DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WARREN CARLO TO AVELAR FUENTES BY DEED DATED AUGUST 19, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18877, FOLIO 365, 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.
[Signature] 7/21/23
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MD REGISTRATION NO. 11039 (EXP. DATE 9/16/2024)

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 Planners
 Surveyors
 Engineers
 Landscape Architects
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 Westminster, MD 21157
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 410.386.0564 (Fax)
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 www.DDCinc.us

PLAT OF REVISION
LENNOX PARK
 LOTS 466 & 467
 (A RESUBDIVISION OF LOTS 240 & 242 OF LENNOX PARK AS PREVIOUSLY RECORDED IN W.L.C. 89 FOLIO 289)
 ZONING: R-12
 SCALE: 1"=50' JULY 20, 2023
 TAX MAP 43, GRID 6, PARCEL 293
 1ST ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: LOT 244 BUILDING PERMIT #B21004199

2200B.1 LJC JLM SHEET 1 OF 1