

COORDINATE TABLE

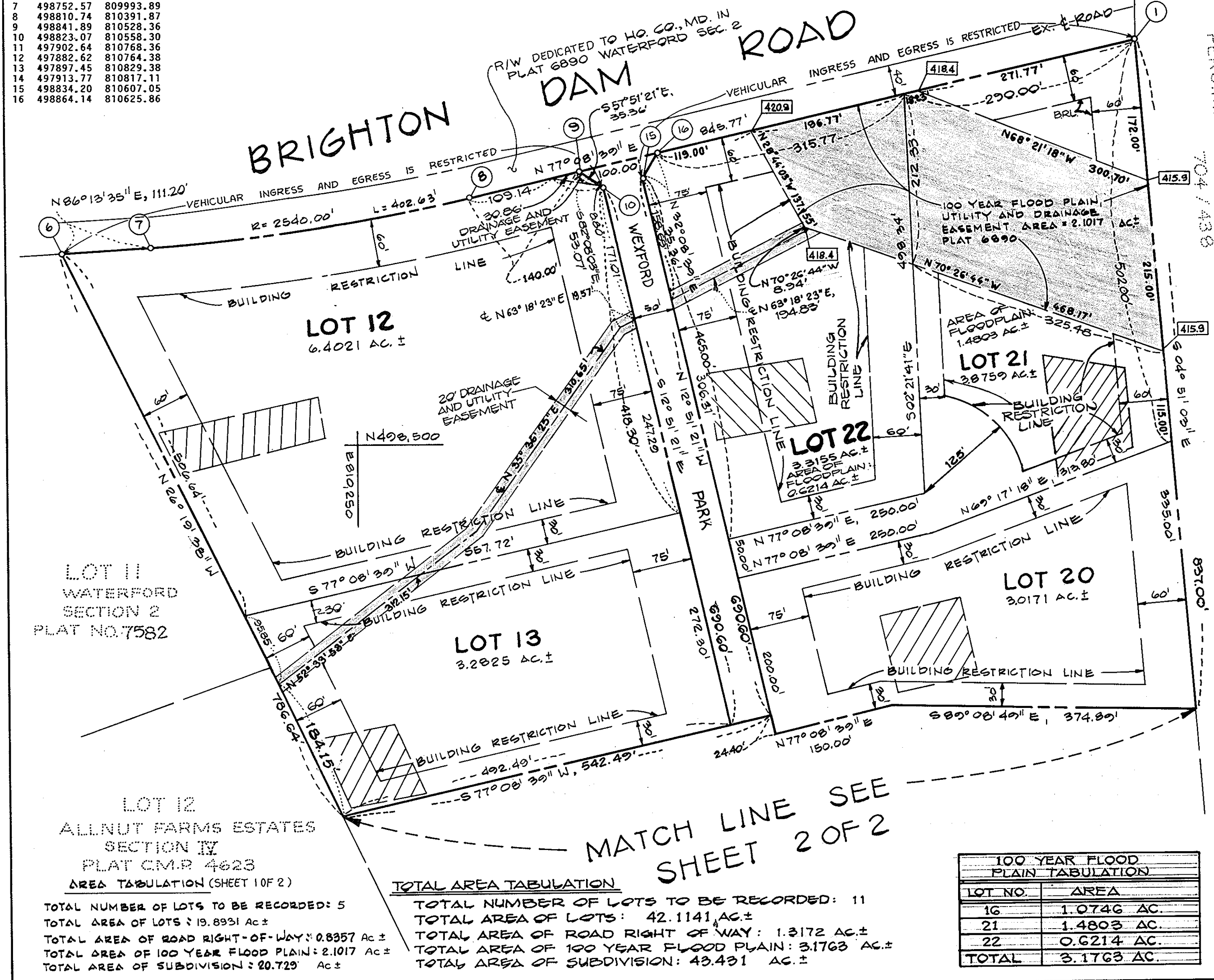
NO.	NORTH	EAST
1	498998.92	811216.44
2	497512.70	811342.57
3	497269.19	811324.32
4	496790.77	810743.63
5	497757.12	810371.89
6	498745.25	809882.94
7	498752.57	809993.89
8	498810.74	810391.87
9	498841.89	810528.36
10	498823.07	810558.30
11	497902.64	810768.36
12	497882.62	810764.38
13	497897.45	810829.38
14	497913.77	810817.11
15	498834.20	810607.05
16	498864.14	810625.86

CURVE DATA

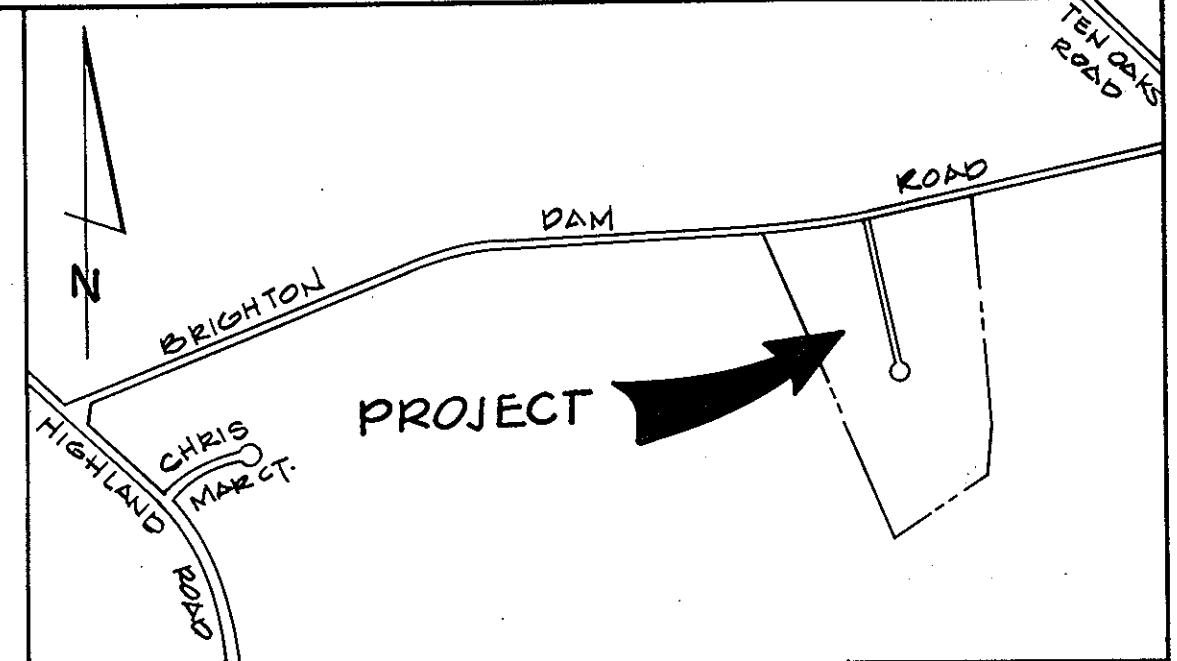
NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING & DISTANCE
7-8	2540.00'	402.63'	201.74'	09°-04'-56"	N 81°-41'-07" E, 402.21'
11-12	25.00'	21.03'	11.18'	48°-11'-23"	S 11°-14'-20" W, 20.41'
12-13	50.00'	241.19'	11.18'	276°-22'-46"	S 11°-14'-20" W, 20.41'
13-14	25.00'	21.03'	11.18'	48°-11'-23"	N 36°-57'-02" W, 20.41'

FLAG - PIPESTEM LOT TABULATION

LOT NO.	TOTAL LOT AREA AC±	PIPESTEM AREA AC±	RESULTING MIN. LOT AREA AC±
21	3.8759	0.2870	3.5889



PROPERTY OF
PERSIMMON BOTTOM FARM, INC.
704/438



- NOTES:
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 - SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - THE COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY HOWARD COUNTY TRAVERSE STATIONS AS FOLLOWS:
2535008 N 498728.763
E 808128.664
2535002 N 498149.280
E 806734.529
 - 499.0 - DENOTES APPROXIMATE 100 YEAR FLOODPLAIN ELEVATION.
 - SUBDIVISION OR RESUBDIVISION OF THE LOTS CAPABLE OF FURTHER SUBDIVISION WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - FOR A FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

RECORDED - PART 7670
3-17-88 AMONG THE LAND RECORDS
HOWARD COUNTY, MD.
OWNER & DEVELOPER
THE BRIGHTON GROUP
SUITE 304, 5570 STERRETT PLACE
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER INC.

CIVIL ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
BELLICOTT CITY, MARYLAND 21043
TEL: (301) 461-2865

100 YEAR FLOOD PLAIN TABULATION

LOT NO.	AREA
16	1.0746 AC.
21	1.4803 AC.
22	0.6214 AC.
TOTAL	3.1763 AC.

TOTAL AREA TABULATION
TOTAL NUMBER OF LOTS TO BE RECORDED: 11
TOTAL AREA OF LOTS: 42.1141 AC±
TOTAL AREA OF ROAD RIGHT-OF-WAY: 1.3172 AC±
TOTAL AREA OF 100 YEAR FLOOD PLAIN: 3.1763 AC±
TOTAL AREA OF SUBDIVISION: 43.431 AC±

MATCH LINE SEE SHEET 2 OF 2

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James P. Boyle 2-23-88
HOWARD COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
W. P. Harris 3-14-88
DIRECTOR DATE
APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Sullivan 3-16-88
DIRECTOR DATE

OWNER'S CERTIFICATE:
WE, THE BRIGHTON GROUP, A MARYLAND GENERAL PARTNERSHIP, OWNERS 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 OFFICE 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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, THE FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 23 DAY OF FEBRUARY, 1987.
Lowrie Sargent GENERAL PARTNER
Walter M. Vitucci WITNESS

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 HUNTINGTON INTERNATIONAL CORPORATION, A MARYLAND CORPORATION TO THE BRIGHTON GROUP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 10, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1593 AT FOLIO 663 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, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Charles J. Carrovo, Sr. 3/12/88
CHARLES J. CARROVO, SR., L.S. #10763 DATE

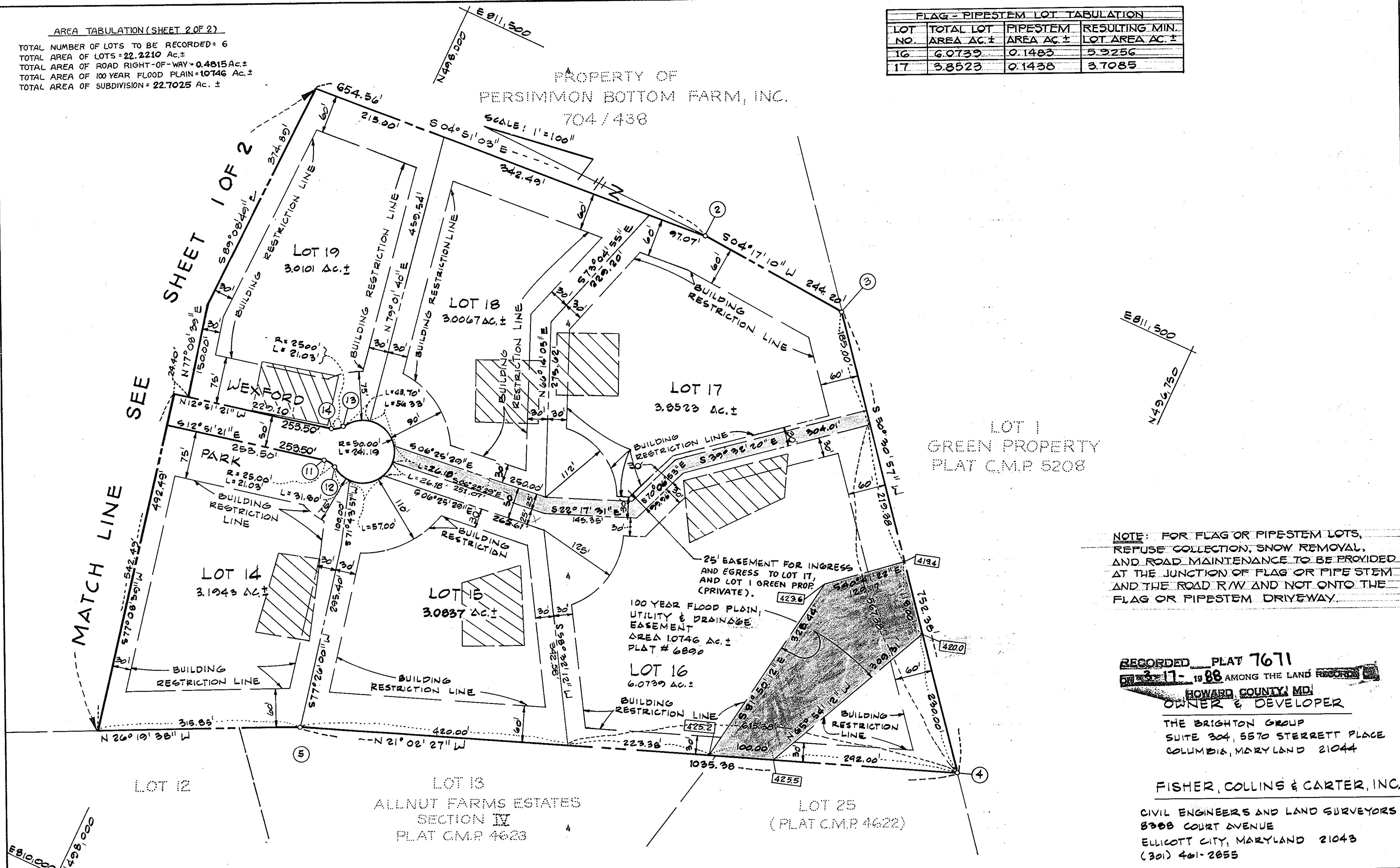
WATERFORD
SECTION 2 LOTS 12-22
A RESUBDIVISION OF LOT 4
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 34 PARCEL 261
SCALE: 1" = 100' MARCH, 1987
SHEET 1 OF 2
5-87-09 P-87-25 F-87-199
F-87-199 CHK'D ANN

AREA TABULATION (SHEET 2 OF 2)

TOTAL NUMBER OF LOTS TO BE RECORDED = 6
 TOTAL AREA OF LOTS = 22.2210 Ac. ±
 TOTAL AREA OF ROAD RIGHT-OF-WAY = 0.4815 Ac. ±
 TOTAL AREA OF 100 YEAR FLOOD PLAIN = 10746 Ac. ±
 TOTAL AREA OF SUBDIVISION = 22.7025 Ac. ±

PROPERTY OF
 PERSIMMON BOTTOM FARM, INC.
 704 / 438

FLAG - PIPESTEM LOT TABULATION			
LOT NO.	TOTAL LOT AREA AC. ±	PIPESTEM AREA AC. ±	RESULTING MIN. LOT AREA AC. ±
16	6.0739	0.1483	5.9256
17	3.8523	0.1438	3.7085



NOTE: FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.

RECORDED PLAT 7671
 1988 AMONG THE LAND RECORDS
 HOWARD COUNTY, MD.
 OWNER & DEVELOPER
 THE BRIGHTON GROUP
 SUITE 304, 5570 STERRETT PLACE
 COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 8308 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 2-23-88
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 [Signature] 3-14-88
 DIRECTOR DATE
 APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 2/29/88
 DIRECTOR DATE

OWNER'S CERTIFICATE:
 WE, THE BRIGHTON GROUP, A MARYLAND GENERAL PARTNERSHIP, OWNERS 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 OFFICE 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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, THE FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 28 DAY OF FEBRUARY, 1987.
 [Signature] LOWRIE SARGENT GENERAL PARTNER
 [Signature] WITNESS

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 HUNTINGTON INTERNATIONAL CORPORATION, A MARYLAND CORPORATION TO THE BRIGHTON GROUP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 10, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1593 AT FOLIO 663 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, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 [Signature]
 CHARLES J. [Signature] SR., L.S. #107631 DATE

WATERFORD
 SECTION 2 LOTS 12-22
 A RESUBDIVISION OF LOT 4
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 34 PARCEL 261
 SCALE: 1" = 100" APRIL 1987
 SHEET 2 OF 2
 S-87-09 P-87-25 F-87-199
 F87199

DATE _____

REVIEWED FOR CODE COMPLIANCE
 DEPARTMENT OF INSPECTIONS,
 LICENSES AND PERMITS
 HOWARD COUNTY

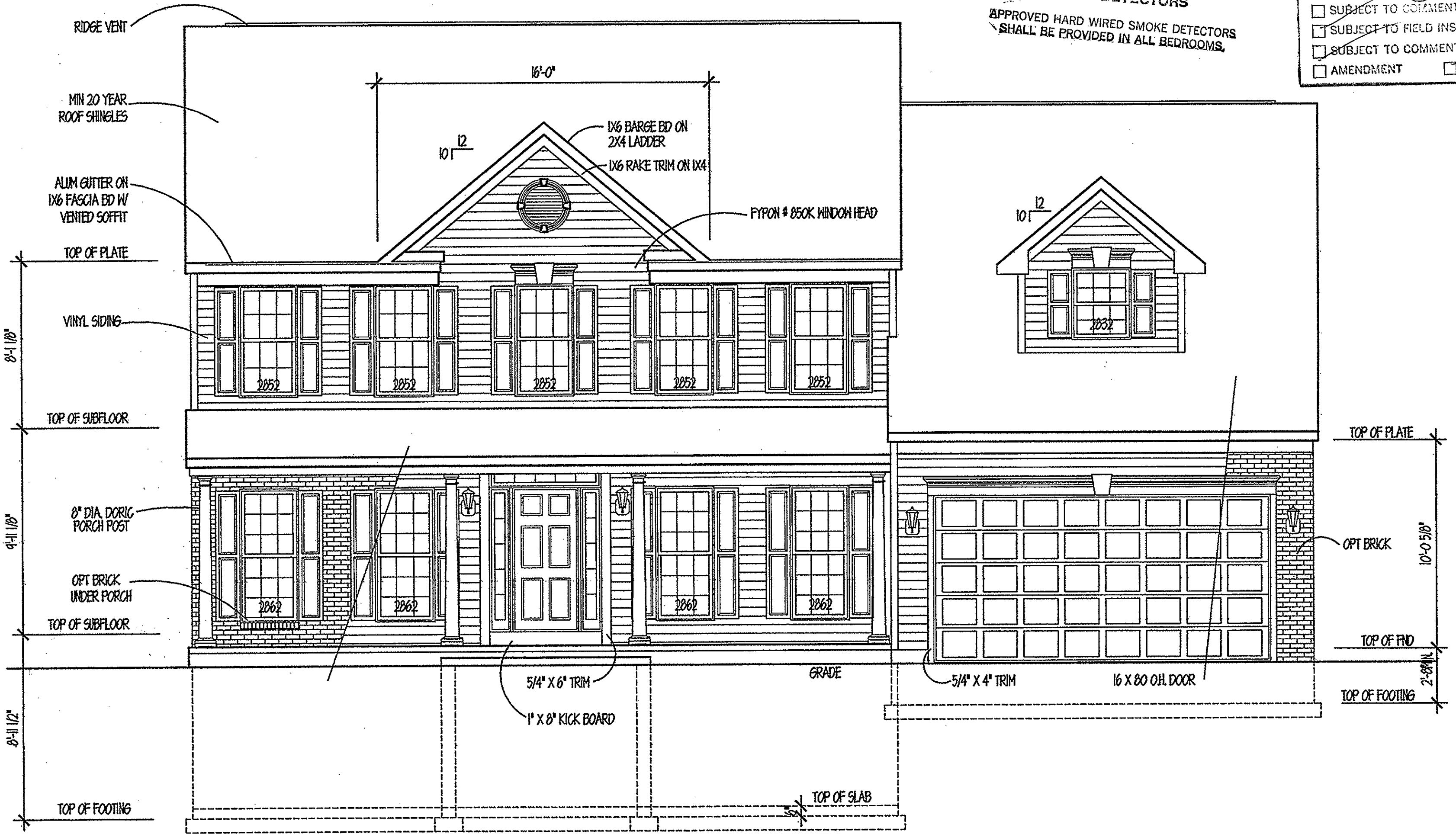
DATE: 6-19-07

BY: _____

SUBJECT TO COMMENTS OF LETTER
 SUBJECT TO FIELD INSPECTION
 SUBJECT TO COMMENTS ON PLANS
 AMENDMENT FINAL

NOTE WALL BRACING
 This plan has been reviewed under the 2003 IRC Code, Check to make sure your wall sheathing is in compliance with Section R602.10.3.

SMOKE DETECTORS
 APPROVED HARD WIRED SMOKE DETECTORS SHALL BE PROVIDED IN ALL BEDROOMS.



Reverse this Plan

REVISIONS	
date	remarks
JUNE 2002	GENERAL REVISIONS

drawn by TOM	checked by
scale 1/4" = 1'-0"	date FEBRUARY 2001

PROJECT TITLE
**CARRIGAN HOMES
 THE PATAPSCO**

CONTENT
**FRONT ELEVATION #2
 W/ OPT 5TH BEDROOM PLAN**

PROJECT NUMBER

DRAWING NUMBER
1B