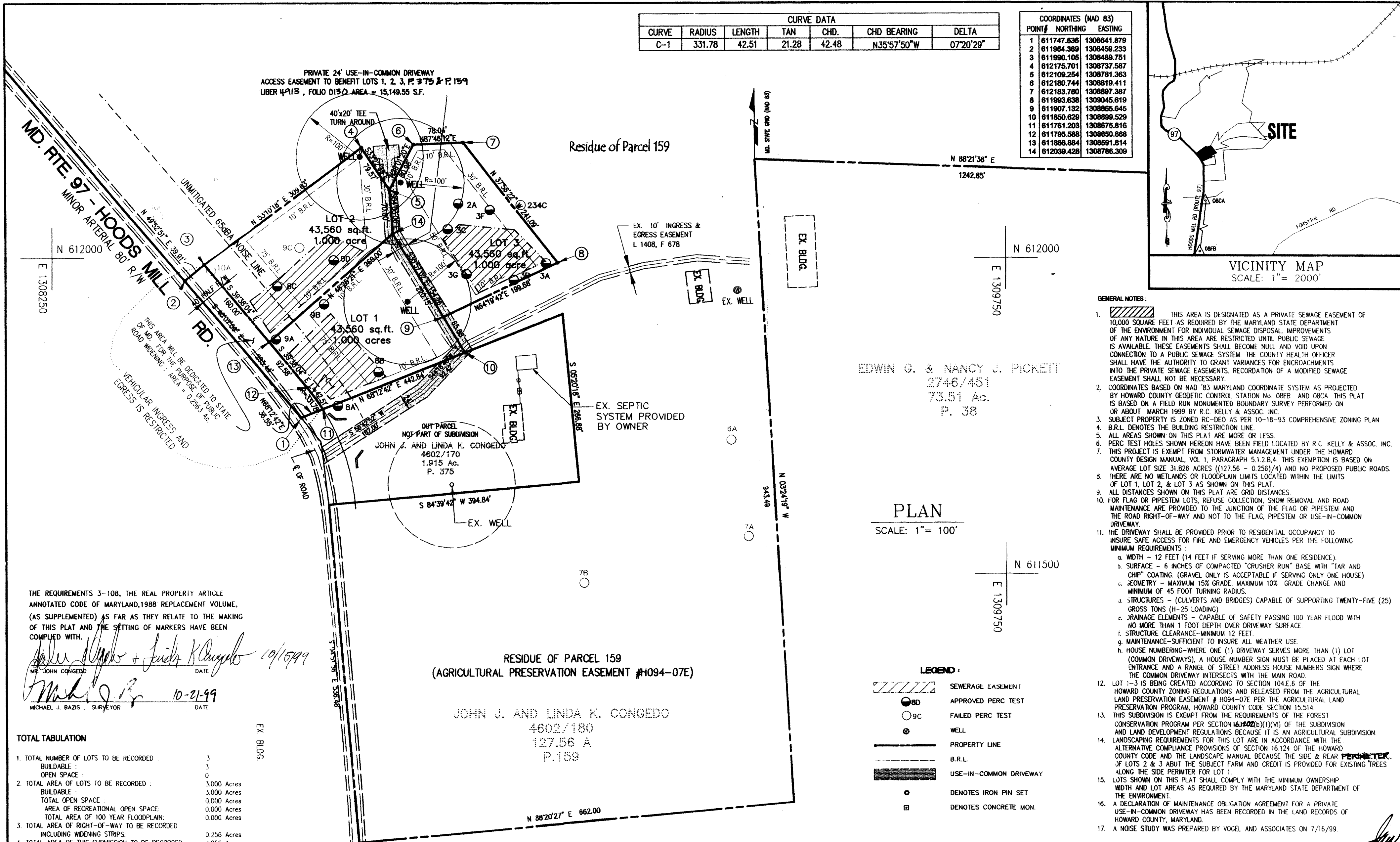


CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	CHD.	DELTA
C-1	331.78	42.51	21.28	42.48	N35°57'50"W 07°20'29"

COORDINATES (NAD 83)		
POINT#	NORTHING	EASTING
1	811747.836	1308641.879
2	811964.389	1308469.233
3	811990.105	1308489.751
4	812175.701	1308737.587
5	812109.254	1308781.363
6	812180.744	1308819.411
7	812183.780	1308897.387
8	811993.638	1309045.619
9	811907.132	1308865.645
10	811850.629	1308899.529
11	811761.203	1308675.816
12	811795.588	1308850.868
13	811886.884	1308591.814
14	812039.428	1308786.309



THE REQUIREMENTS 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.

*John Congedo + Linda K. Congedo* 10/19/99  
 JOHN CONGEDO DATE  
*Michael J. Bazis* 10-21-99  
 MICHAEL J. BAZIS, SURVEYOR DATE

**TOTAL TABULATION**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	3
BUILDABLE:	3
OPEN SPACE:	0
2. TOTAL AREA OF LOTS TO BE RECORDED:	3.000 Acres
BUILDABLE:	3.000 Acres
TOTAL OPEN SPACE:	0.000 Acres
AREA OF RECREATIONAL OPEN SPACE:	0.000 Acres
TOTAL AREA OF 100 YEAR FLOODPLAIN:	0.000 Acres
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.256 Acres
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	3.256 Acres

RESIDUE OF PARCEL 159  
 (AGRICULTURAL PRESERVATION EASEMENT #H094-07E)

JOHN J. AND LINDA K. CONGEDO  
 4602/180  
 127.56 A  
 P.159

EDWIN G. & NANCY J. PICKETT  
 2746/451  
 73.51 Ac.  
 P. 38

**PLAN**  
 SCALE: 1" = 100'

**LEGEND:**

	SEWERAGE EASEMENT
	APPROVED PERC TEST
	FAILED PERC TEST
	WELL
	PROPERTY LINE
	B.R.L.
	USE-IN-COMMON DRIVEWAY
	DENOTES IRON PIN SET
	DENOTES CONCRETE MON.

- GENERAL NOTES:**
- THIS AREA IS DESIGNATED AS A PRIVATE SEWER EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENTS. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.
  - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION No. 08FB AND 08CA. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1999 BY R.C. KELLY & ASSOC. INC.
  - SUBJECT PROPERTY IS ZONED RC-DEO AS PER 10-18-93 COMPREHENSIVE ZONING PLAN OR ABOUT MARCH 1999 BY R.C. KELLY & ASSOC. INC.
  - B.R.L. DENOTES THE BUILDING RESTRICTION LINE.
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - PERC TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY R.C. KELLY & ASSOC. INC.
  - THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT UNDER THE HOWARD COUNTY DESIGN MANUAL, VOL. 1, PARAGRAPH 5.1.2.B.4. THIS EXEMPTION IS BASED ON AVERAGE LOT SIZE 31.826 ACRES ((127.56 - 0.256)/4) AND NO PROPOSED PUBLIC ROADS.
  - THERE ARE NO WETLANDS OR FLOODPLAIN LIMITS LOCATED WITHIN THE LIMITS OF LOT 1, LOT 2, & LOT 3 AS SHOWN ON THIS PLAT.
  - ALL DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES.
  - FOR FLAG OR 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 AND NOT TO THE FLAG, PIPESTEM OR USE-IN-COMMON DRIVEWAY.
  - THE DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
    - SURFACE - 6 INCHES OF COMPACTED "CRUSHER RUN" BASE WITH "TAR AND CHIP" COATING. (GRAVEL ONLY IS ACCEPTABLE IF SERVING ONLY ONE HOUSE)
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
    - STRUCTURES - (CULVERTS AND BRIDGES) CAPABLE OF SUPPORTING TWENTY-FIVE (25) GROSS TONS (H=25 LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCE - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
    - HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
  - LOT 1-3 IS BEING CREATED ACCORDING TO SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS AND RELEASED FROM THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.514.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.102(b)(1)(VI) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE IT IS AN AGRICULTURAL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE IT IS AN AGRICULTURAL SUBDIVISION.
  - LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE THE SIDE & REAR PERIMETER OF LOTS 2 & 3 ABUT THE SUBJECT FARM AND CREDIT IS PROVIDED FOR EXISTING TREES ALONG THE SIDE PERIMETER FOR LOT 1.
  - LOTS SHOWN ON THIS PLAT SHALL COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - A DECLARATION OF MAINTENANCE OBLIGATION AGREEMENT FOR A PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
  - A NOISE STUDY WAS PREPARED BY VOGEL AND ASSOCIATES ON 7/16/99.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY.

*Diane Matusyak M.D.* 11/29/99  
 County Health Officer DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

*Michael J. Bazis* 12/1/99  
 Chief, Development Engineering Division DATE

*John Congedo* 12/13/99  
 Director DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL LANDS CONVEYED BY CARVILLE LITCHFIELD COLLINS & LILLIAN REGINA COLLINS TO JOHN J. CONGEDO & LINDA K. CONGEDO BY DEED DATED JAN. 22, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4604, FOLIO 0170 THROUGH 0184, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

*Michael J. Bazis* 10-21-99  
 MICHAEL J. BAZIS DATE



**R.C. KELLY AND ASSOCIATES INC.**  
 ENGINEERS & SURVEYORS  
 10111 COLESVILLE ROAD, SUITE 133  
 SILVER SPRING, MD. 20901  
 (301) 593-8005  
 FAX: (301) 681-7216

**OWNER'S DEDICATION**

WE, JOHN CONGEDO & LINDA CONGEDO OWNER OF THE PROPERTY 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 STREETS RIGHT-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2). THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO BEDS OF STREET AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3). THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4). THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HANDS THIS 10<sup>th</sup> DAY OF October  
*John Congedo Linda K. Congedo*  
 BY: MR. JOHN CONGEDO  
*Michael J. Bazis*  
 WITNESS DATE

RECORDED AS PLAT 14053 ON 12/16/99  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LOTS 1-3  
**ROSE HILL ESTATES**  
 FOURTH ELECTION DISTRICT, TAX MAP 8, GRID 6, PART OF PARCEL 159  
 HOWARD COUNTY, MARYLAND.

ZONED: RC-DEO  
 ELECTION DISTRICT No. 4  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 TAX MAP No. 8, GRID 6, PART OF PARCEL 159  
 DATE: 2/18/99

**American Land Development**  
 And Engineering Inc.  
 9305 FURROW AVENUE  
 ELLICOTT CITY, MD 21042  
 TEL (410) 992-8204  
 FAX (410) 481-9135