

LOT 2		
GROSS LOT AREA	PIPE STEM AREA	NET LOT AREA
3.7965 AC±	0.77587 AC±	3.0378 AC±

**GENERAL NOTES:**

- WATER QUALITY BENEFIT AND MITIGATION FOR CONSTRUCTION OF A DRIVEWAY AND ENCROACHMENT INTO STREAM AND WETLAND BUFFERS IS TO BE PROVIDED BY SHEET FLOW.
- THERE ARE NO STEEP SLOPES ON SITES.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - 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.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTAL BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1999 BY REAL ESTATE SURVEYORS, LLC.

THE REQUIREMENTS OF 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.

M. NAJIB ROSHAN  
PROFESSIONAL LAND SURVEYOR #11049

BRENTON D. WHITE (OWNER LOT 1)

LEIANNA J. WHITE (OWNER LOT 1)

VELCULESCU VICTOR (OWNER LOT 2)

VELCULESCU DELIA (OWNER LOT 2)

VELCULESCU AUREL (OWNER LOT 2)

VELCULESCU VICTORIA

**NOTES:**

- FOR PREPARATION OF THIS SURVEY, NO TITLE REPORT WAS FURNISHED OR USED.

**AREA TABULATION**

- TOTAL NUMBER OF BUILDABLE LOTS = 2
- TOTAL AREA OF LOT 1 = 4.3451 AC±
- TOTAL AREA OF LOT 2 = 3.7965 AC±
- TOTAL AREA OF BUILDABLE LOTS = 8.1416 AC±
- TOTAL AREA OF PLAT = (3.7965+4.3451=8.1416) 8.1416 AC±

**LEGEND**

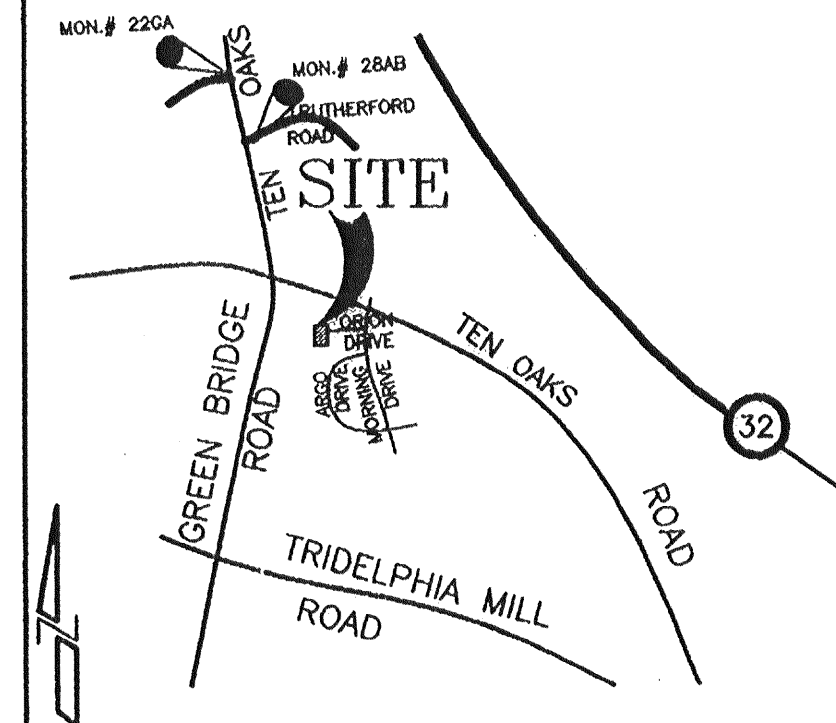
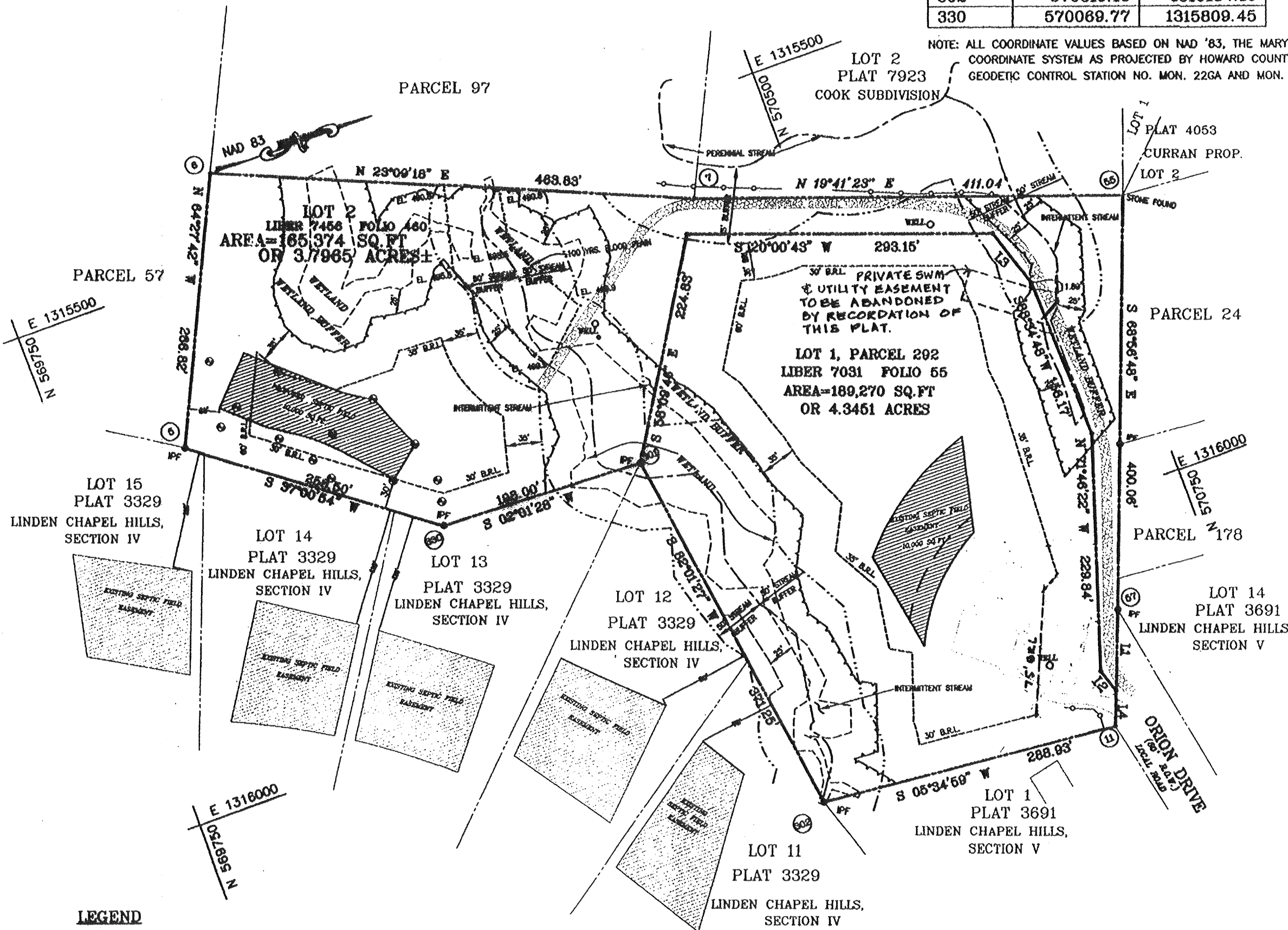
- WETLAND BUFFER
- STREAM BUFFER
- CENTERLINE STREAM
- 100 YEARS FLOOD PLAN
- ⊕ IRON PIPE FOUND
- ⊙ REBAR SET
- DENOTES 4"x4" CONCRETE MONUMENT.
- DENOTES MARKER SET.

LINE	BEARING	DISTANCE
L1	S 88°28'63" E	77.79
L2	S 72°17'44" W	24.04
L3	S 71°48'10" W	59.54
L4	S 88°28'63" E	36.00

**COORDINATES**

NO.	NORTH	EAST
5	569883.37	1315853.82
6	569978.40	1315413.07
7	570404.86	1315595.46
11	570806.72	1316212.21
55	570791.87	1315733.95
57	570648.18	1316107.31
301	570287.65	1315816.44
302	570319.16	1316184.10
330	570089.77	1315809.45

NOTE: ALL COORDINATE VALUES BASED ON NAD '83, THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. MON. 22GA AND MON. 28AB.



**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES:**

- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQ.FT. (OR 10,000 SQ.FT. PER LOT FOR SHARED DRAINFIELDS ASSOCIATED WITH A SHARED SEWER DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF 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.
- ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM-HOWARD COUNTY GEODETIC CONTROL POINTS No. 22GA AND No. 22AB
- CONCRETE MONUMENTS ARE SHOWN THUS- ⊕. IRON PIPE ARE SHOWN THUS- ⊙. PERC. TEST HOLES SHOWN THUS- ⊙
- PROPERTY IS ZONED RR-DEO PER THE 2/2/04 OF THE COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTHS AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH
- THERE IS AN EXISTING STRUCTURE ON LOT 1, TO REMAIN.
- THIS PROJECT IS SUBJECT TO WP-01-28, REQUEST WAIVER TO SECTION 18.115(c) TO ALLOW GRADING AND CLEARING IN A FLOODPLAIN AREA. CONDITIONS OF APPROVAL:
  - THE SUBMISSION OF A FINAL PLAN APPLICATION AND PLAT BY APRIL 6, 2002.
  - THE PETITIONER SHALL PROVIDE A COPY OF THE MDE PERMITS.
  - THE PLAT SHALL SHOW AND LABEL THE VARIOUS STREAMS ACCORDINGLY (PERENNIAL, INTERMITTENT OR EPHEMERAL).
  - THE PETITIONER MUST INSTALL THE CULVERT PIPES SHOWN ON THE WAIVER EXHIBIT DATED 3/13/01.
  - THE DRIVEWAY SERVING THE PROPOSED LOT SHALL BE CONSTRUCTED TO THE STANDARD FOR A SINGLE- DRIVEWAY, AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL.
- THE OPEN SPACE REQUIREMENT WAS ADDRESSED UNDER F-00-183
- THERE IS AN EXISTING FLOODPLAIN ON PROPOSED LOT 2.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 18.1202 (b) (1) (vii) MINOR SUBDIVISION PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THE WETLAND PERMIT NUMBER OBTAINED FROM THE MARYLAND DEPT OF THE ENVIRONMENT IS # 00-NT-0434/200067165.

**OWNERS**  
**LOT 1**  
 BRENTON D. WHITE & LEIANNA J. WHITE  
 13535 ORION DRIVE, DAYTON, MARYLAND 21036  
**LOT 2**  
 VICTOR VELCULESCU & AUREL VELCULESCU ET AL  
 14064 BIG BRANCH DR, DAYTON, MARYLAND 21036

**KCE ENGINEERING, INC.**  
 EXECUTIVE CENTER  
 3300 NORTH RIDGE ROAD, SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: (410)203-9800 FAX: (410)203-9228

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.  
 Robert J. Weber, COUNTY HEALTH OFFICER, 4/28/06  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.  
 Director, 5/6/06  
 M. NAJIB ROSHAN, PROFESSIONAL LAND SURVEYOR #11049, 3/29/06

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LOT OF GROUND KNOWN AS LOT ONE (1) CONVEYED BY BRENTON D. WHITE AND LEIANNA J. WHITE, HIS WIFE TO BRENTON D. WHITE AND LEIANNA J. WHITE, HIS WIFE, IN DEED DATED FEBRUARY 25, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7031 AT FOLIO 055; AND LOT TWO (2) CONVEYED BY STEVENS BUILDERS, INC. A MARYLAND CORPORATION TO VICTOR VELCULESCU AND DELIA VELCULESCU, HUSBAND AND WIFE; AND AUREL VELCULESCU AND VICTORIA VELCULESCU, HUSBAND AND WIFE IN DEED DATED JULY 25, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7456 AT FOLIO 480, BEING THE SAME LOT OF GROUND CONVEYED BY BRENTON D. WHITE AND LEIANNA J. WHITE, HIS WIFE, TO STEVENS BUILDERS, INC. A MARYLAND CORPORATION, IN DEED DATED FEBRUARY 25, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6949 AT FOLIO 198.  
 ALSO BEING THE SAME PROPERTY AS SHOWN ON A PLAT OF SUBDIVISION OF WHITE'S ESTATES PREVIOUSLY RECORDED AS PLAT #15730 AMONG THE SAME LAND RECORDS.  
 I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 M. NAJIB ROSHAN, PROFESSIONAL LAND SURVEYOR #11049, 03/16/06

**OWNER'S CERTIFICATE**  
 WE, BRENTON D. WHITE AND LEIANNA J. WHITE, OWNERS OF THE PROPERTY LOT 1 AND VICTOR VELCULESCU & AUREL VELCULESCU ET AL, OWNERS OF LOT 2, OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 3RD DAY OF MARCH, 2006.  
 BRENTON D. WHITE, 3/15/06, Mudula Gupta, 3/15/06  
 LEIANNA J. WHITE, 3/15/06, Mudula Gupta, 3/15/06  
 VICTOR VELCULESCU, 3/15/06, Mudula Gupta, 3/15/06  
 DELIA VELCULESCU, 3/15/06, Mudula Gupta, 3/15/06  
 AUREL VELCULESCU, 03-15-06, Mudula Gupta, 3/15/06  
 VICTORIA VELCULESCU, 03-15-06, Mudula Gupta, 3/15/06

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT # 15730 TO REMOVE THE PRIVATE SWM AND UTILITY EASEMENT.  
 RECORDED AS PLAT NUMBER 18275 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 19, 2006  
 PLAT OF REVISION SUBDIVISION PLAT WHITE'S ESTATES LOTS 1 AND 2 ZONE: RR-DEO SHEET 1 OF 1 5TH ELECTION DISTRICT HOWARD COUNTY, MD. TAX MAP 28, PARCEL 292 MARCH 21, 2006 SCALE: 1" = 100' PREVIOUS PLAT: F-00-183