

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 563086.5287	E 1379640.2997
2	N 563075.3300	E 1379739.6917
3	N 562201.6623	E 1379622.6912
4	N 562157.4909	E 1379515.5602

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM	MINIMUM LOT SIZE
2	24,862	1,474	23,388
3	25,831	3,698	22,133
4	26,382	5,619	20,763

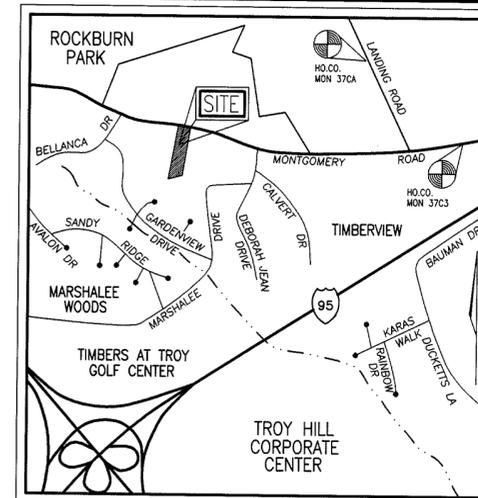
PRIVATE USE-IN COMMON ACCESS EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
1	S07°38'50"W	265.00'
2	S82°21'10"E	12.50'
3	S07°38'50"W	99.50'
4	N82°21'10"W	12.50'
5	S07°38'50"W	337.86'
6	N83°34'17"W	24.00'
7	N07°38'50"E	702.36'
8	S83°34'17"E	24.00'

GENERAL NOTES

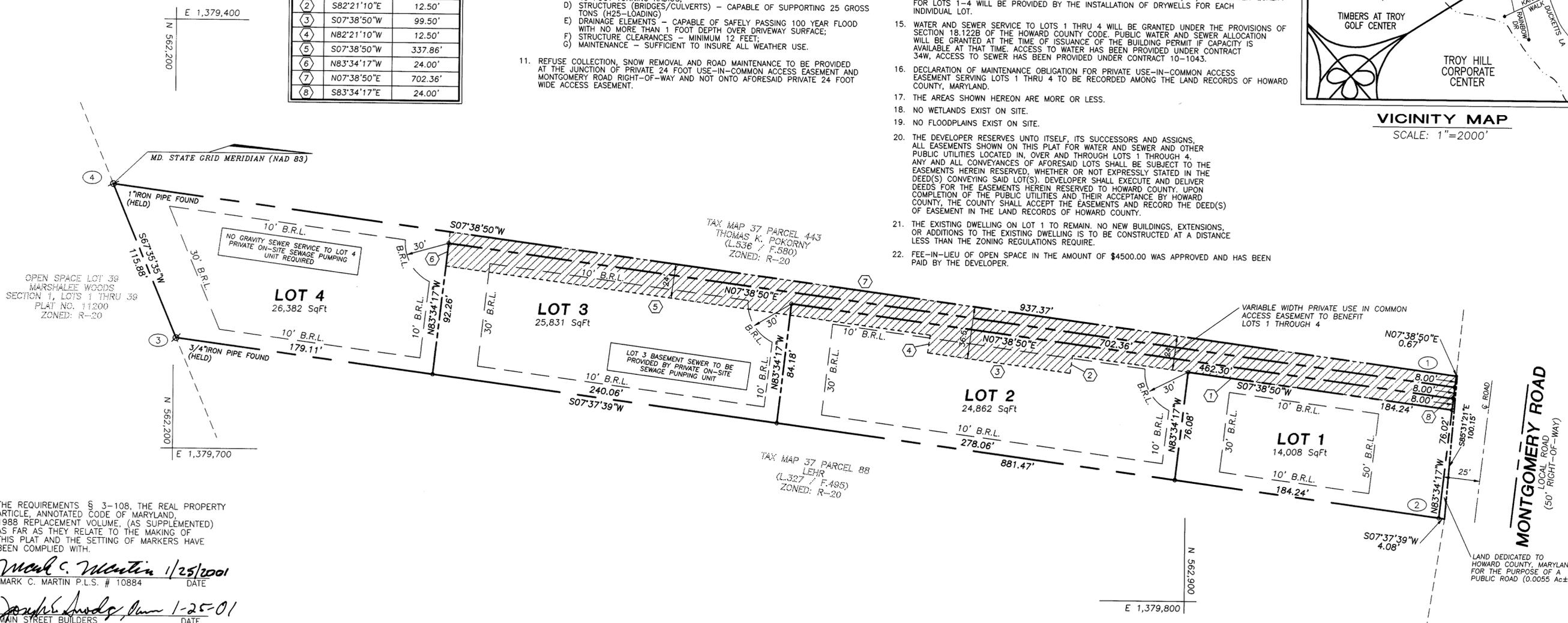
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38R2 AND 38R3
37CA N 564,321.6687 E 1,382,742.8360
37CB N 562,915.9369 E 1,384,856.8070
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN DECEMBER, 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - (P-1) STANDARD PAVING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND MONTGOMERY ROAD RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.

GENERAL NOTES (CONT)

- LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
THE LANDSCAPE OBLIGATIONS FOR LOTS 2-4 WILL BE ADDRESSED THROUGH RETENTION OF EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING ALONG THE PROPERTY'S PERIMETER.
LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
LANDSCAPE SURETY FOR LOTS 2-4 WILL BE PAID WITH THE DEVELOPER'S GRADING PERMIT APPLICATION FOR EACH LOT. (LOT 2 = 6 TREES/\$1800.00) (LOT 3 = 6 TREES/\$1800.00) (LOT 4 = 6 TREES/\$1800.00)
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (44,866.8 SQUARE FEET OF REFORESTATION) HAVE BEEN MET BY PAYMENT OF \$13,460.04 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT FOR THIS PROJECT PER SECTION 5.23.A.3 OF THE DESIGN MANUAL, VOLUME 1 WAS APPROVED ON 10/11/2000. WATER QUALITY FOR LOTS 1-4 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH INDIVIDUAL LOT.
- WATER AND SEWER SERVICE TO LOTS 1 THRU 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 34W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-1043.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER AND SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 4. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.



VICINITY MAP
SCALE: 1"=2000'



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.

Mark C. Martin 1/25/2001
MARK C. MARTIN P.L.S. # 10884 DATE

Joseph S. Snodgrass 1-25-01
MAIN STREET BUILDERS DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.0909 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.0909 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0055 AC
TOTAL AREA TO BE RECORDED:	2.0964 AC



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

OWNER / DEVELOPER

MAIN STREET BUILDERS
5705 LANDING ROAD
ELKRIDGE, MD 21227
(410) 796-1850

OWNER'S CERTIFICATE

WE, MAIN STREET BUILDERS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 25 DAY OF JANUARY, 2001.

Joseph S. Snodgrass 1-25-01
MAIN STREET BUILDERS

Mark C. Martin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY MAX B. HART AND C. GALL HART TO MAIN STREET BUILDERS, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED NOVEMBER 16, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4956 AT FOLIO 180.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION. THE MONUMENTS AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

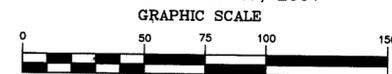


Mark C. Martin 1/25/2001
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE

RECORDED AS PLAT NO. 14036 ON 2/14/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HART PROPERTY
LOTS 1 THRU 4

ZONED R-20
TAX MAP NO:37 BLK:5 PARCEL NO:502
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 17, 2001



SCALE: 1"=50'
SHEET 1 OF 1
F 00-152