

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 568343.9982	E 1372795.5138
2	N 568096.6648	E 1372919.5653
3	N 568087.3748	E 1372896.2565
4	N 567773.5059	E 1373053.6794
5	N 567728.6287	E 1372952.8571
6	N 568275.1106	E 1372699.4066
7	N 568311.3871	E 1372753.3893

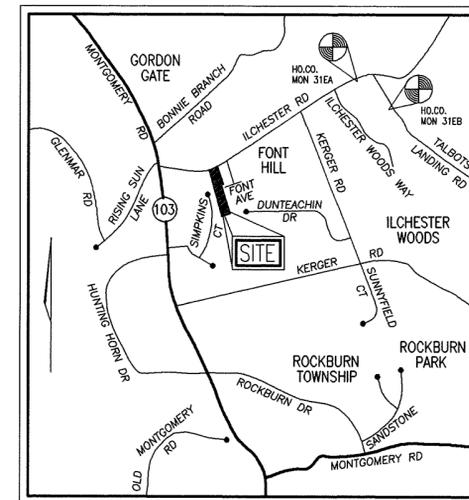
CURVE DATA TABLE						
CURVE NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	07°41'21"	485.00'	65.09'	32.59'	S56°05'56"W	65.04'

GENERAL NOTES

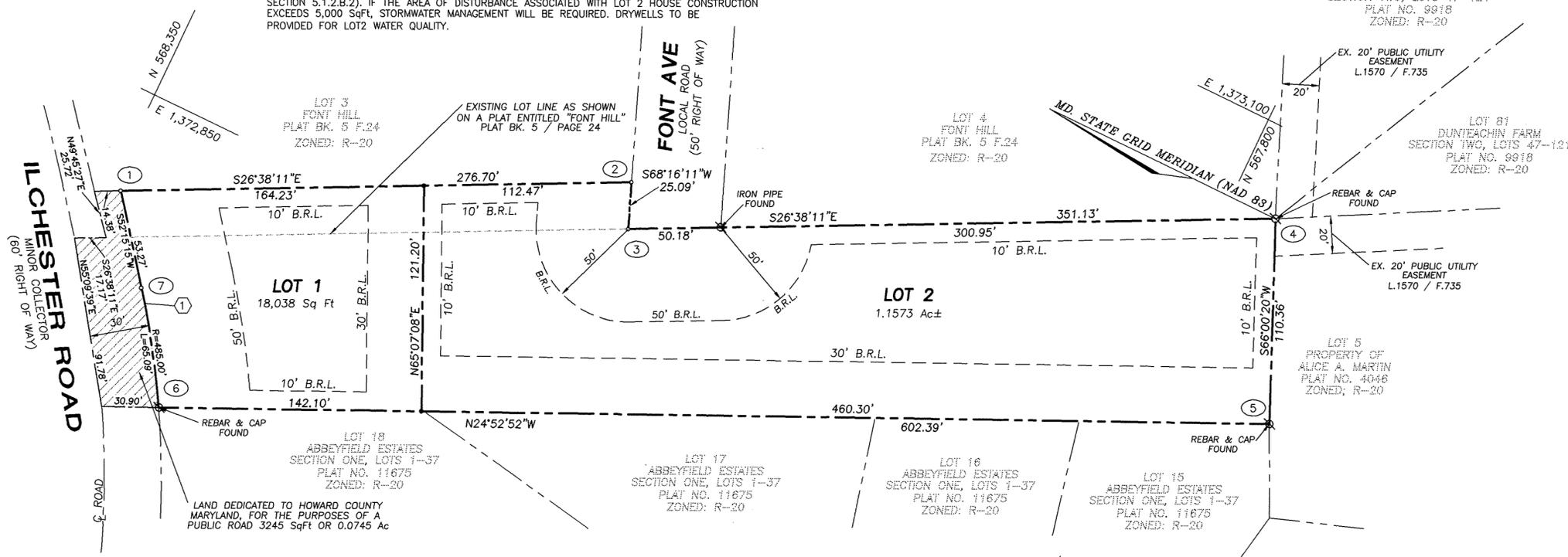
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB
- 31EA N 569,841.123 E 1,374,815.935
31EB N 568,730.984 E 1,376,273.491
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN APRIL, 2000.
- 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 FOR LOT 2 TO BE PROVIDED AT THE JUNCTION OF LOT 2 DRIVEWAY AND FONT AVE.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING AROUND THE PERIMETER OF THE SITE. LOT 1 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS SINCE AN EXISTING DWELLING IS TO REMAIN, AN APPROVED LANDSCAPE PLAN IS ON FILE FOR THIS SUBDIVISION. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE PLANTING IN THE AMOUNT OF \$2,400.00 FOR THE REQUIRED 8 SHADE TREES MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 2.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF \$9,147.60 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT (REF DESIGN MANUAL 1, SECTION 5.1.2.B.2). IF THE AREA OF DISTURBANCE ASSOCIATED WITH LOT 2 HOUSE CONSTRUCTION EXCEEDS 5,000 SqFt, STORMWATER MANAGEMENT WILL BE REQUIRED. DRYWELLS TO BE PROVIDED FOR LOT2 WATER QUALITY.

GENERAL NOTES (CONT)

- WATER AND SEWER SERVICE TO LOT 2 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 511-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-121S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW. EXISTING ACCESSORY STRUCTURES ARE TO BE REMOVED, AS SHOWN ON THE APPROVED SUPPLEMENTAL PLAN.
- EX. SEPTIC SYSTEM SERVING LOT 1 TO BE PROPERLY ABANDONED WITHIN 90 DAYS OF RECORDATION OF THIS PLAT.



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 10/18/2000
MARK C. MARTIN P.L.S. # 10884 DATE

Hugh F. Cole, Jr. 10/17/00
HUGH F. COLE, JR. DATE

John F. Liparini 10/17/00
JOHN F. LIPARINI DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.5714 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.5714 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0745 AC
TOTAL AREA TO BE RECORDED:	1.6459 AC



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

OWNERS/DEVELOPERS

HUGH F. COLE, JR.
JOHN F. LIPARINI
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD. 21045

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Diane L. Matyushin 10/27/00
HOWARD COUNTY HEALTH OFFICER NR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 10/24/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

John H. Smith 11/2/00
DIRECTOR HS DATE

OWNER'S CERTIFICATE

WE, HUGH F. COLE, JR. AND JOHN F. LIPARINI, 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 RIGHTS-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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF OCTOBER, 2000.

Hugh F. Cole, Jr.
HUGH F. COLE, JR.
WITNESS

John F. Liparini
JOHN F. LIPARINI
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 GEORGE A. SCHATZ AND MARGARET M. SCHATZ TO HUGH F. COLE, JR. AND JOHN F. LIPARINI BY DEED DATED MAY 26, 2000 AND RECORDED IN LIBER 5102 AT FOLIO 053 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

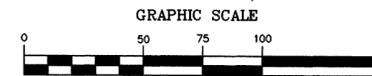
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 10/18/2000
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR DATE

RECORDED AS PLAT NO. 14516 ON 11/6/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SCHATZ PROPERTY
LOTS 1 AND 2

ZONED R-20
TAX MAP NO:31 BLK:15 PARCEL NO:P/O 324
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 11, 2000



SCALE: 1"=50'
SHEET 1 OF 1
F 00-173