

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

GENERAL NOTES

- THE PURPOSE OF THE BIORETENTION AREA AND PERPETUAL EASEMENT IS TO PROVIDE WATER QUALITY BENEFIT AND MITIGATION FOR CONSTRUCTION OF A DRIVEWAY AND ENCROACHMENT INTO STREAM AND WETLAND BUFFERS. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY AND THIS RESPONSIBILITY SHALL TRANSFER TO ANY FUTURE OWNER OF THAT LOT.
- 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 (CULVERT/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.

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.

FITZROY J. BERTRAND
PROPERTY LINE SURVEYOR #566
BRENTON D. WHITE (OWNER)
LEIANNA J. WHITE (OWNER)



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±

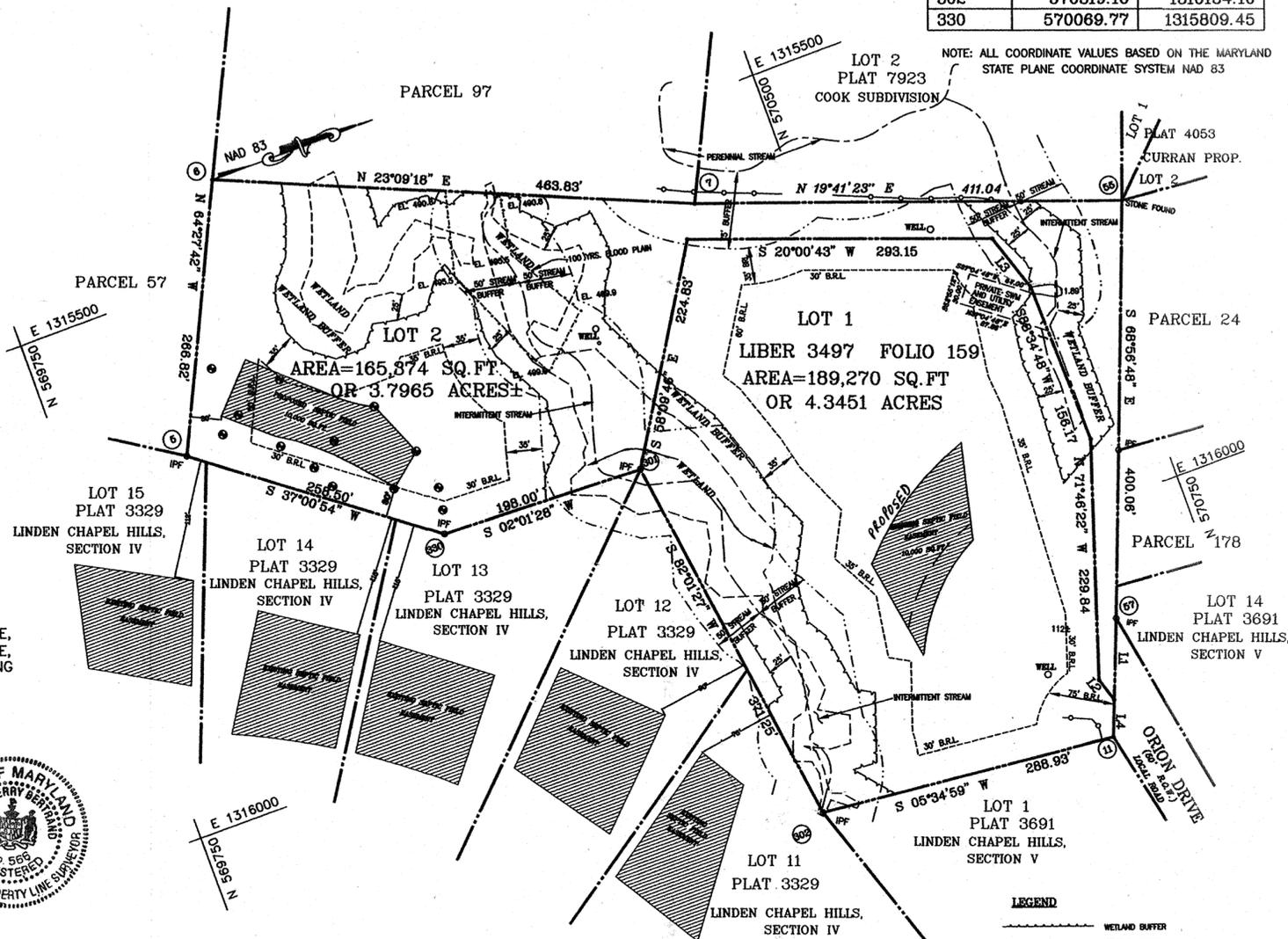
LEGEND

- ⊕ IRON PIPE FOUND
- REBAR SET
- DENOTES 4"x4" CONCRETE MONUMENT.
- DENOTES MARKER SET.

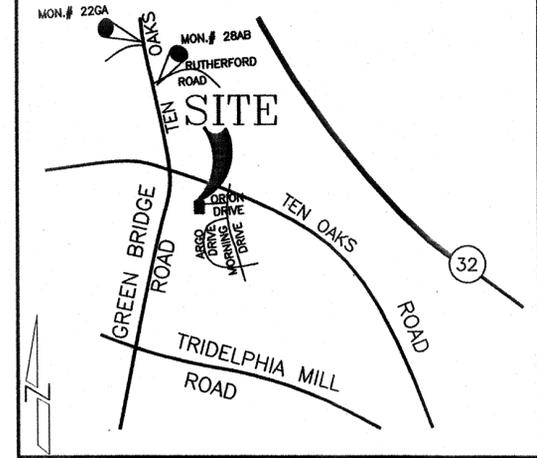
COORDINATES

NO.	NORTH	EAST
5	569863.37	1315653.82
6	569978.40	1315413.07
7	570404.86	1315595.46
11	570606.72	1316212.21
55	570791.87	1315733.95
57	570648.16	1316107.31
301	570267.65	1315816.44
302	570319.16	1316184.10
330	570069.77	1315809.45

NOTE: ALL COORDINATE VALUES BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83



OWNER & DEVELOPER
BRENTON D. WHITE & LEIANNA J. WHITE
13535 ORION DRIVE
DAYTON, MARYLAND 21036



VICINITY MAP
SCALE: 1"=200'
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 SEWER 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 SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER 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- ○
- SUBJECT PROPERTY IS ZONED RR-DEO PER THE DATE 10-18-93 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 AND MENTAL HYGIENE.
- THERE IS AN EXISTING STRUCTURE ON LOT 1, TO REMAIN.
- FINAL PLAT APPROVAL SUBJECT TO WP-01-28, REQUEST WAIVER TO SECTION 16.115(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 SHALL SUBMIT A PLANTING PLAN FOR THE BIO RETENTION AREA.
 - A PERPETUAL EASEMENT SHALL BE PLACED ON THE BIO RETENTION AREA AND A NOTE SHALL BE PLACED ON THE PLAT EXPLAINING THE PURPOSE OF IT. THE NOTE SHALL ALSO EXPLAIN THAT THE OWNER OF THAT LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITY AND THIS RESPONSIBILITY SHALL TRANSFER TO ANY FUTURE OWNER OF THE LOT.
 - 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 IS BEING ADDRESSED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.
- THERE IS AN EXISTING FLOODPLAIN ON PROPOSED LOT 2.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b) (1) (viii) MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAVE NO FURTHER SUBDIVISION POTENTIAL.
- THE WETLAND PERMIT NUMBER OBTAINED FROM THE MARYLAND DEPT OF THE ENVIRONMENT IS # 00-NI-0434/200067165.

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.
Penny Borestein, M.D. 12/2/02
COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
Joseph R. Lutz 12/3/02
DIRECTOR HB DATE

Chad Cameron 12/4/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION. CE DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THE LAND CONVEYED BY JOEL LEE PARRAN AND JAY NEIL PARRAN TO BRENTON D. WHITE AND LEIANNA J. WHITE, HIS WIFE, DEED DATED APRIL 24, 1995, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3497 AT FOLIO 159.

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.
Fitzroy J. Bertrand
FITZROY J. BERTRAND
PROPERTY LINE SURVEYOR #566
DATE 10/21/02

OWNER'S CERTIFICATE
WE BRENTON D. WHITE AND LEIANNA J. WHITE, HIS WIFE, OWNERS OF THE PROPERTY 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, FLOOD PLAINS, & 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, 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 SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE DAY OF 2002.
Brenton D. White 11/20/02
Leianna J. White 11/20/02
BRENTON D. WHITE DATE
LEIANNA J. WHITE DATE

Karen Falkner 11-20-02
Karen Falkner 11-20-02
WITNESS DATE
WITNESS DATE

RECORDED AS PLAT NUMBER 5730 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 12-17-02, 2002

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
NOV. 10, 2002 SCALE: 1" = 100'

REAL ESTATE SURVEYORS LLC
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BELTSVILLE, MD. 20705.
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