

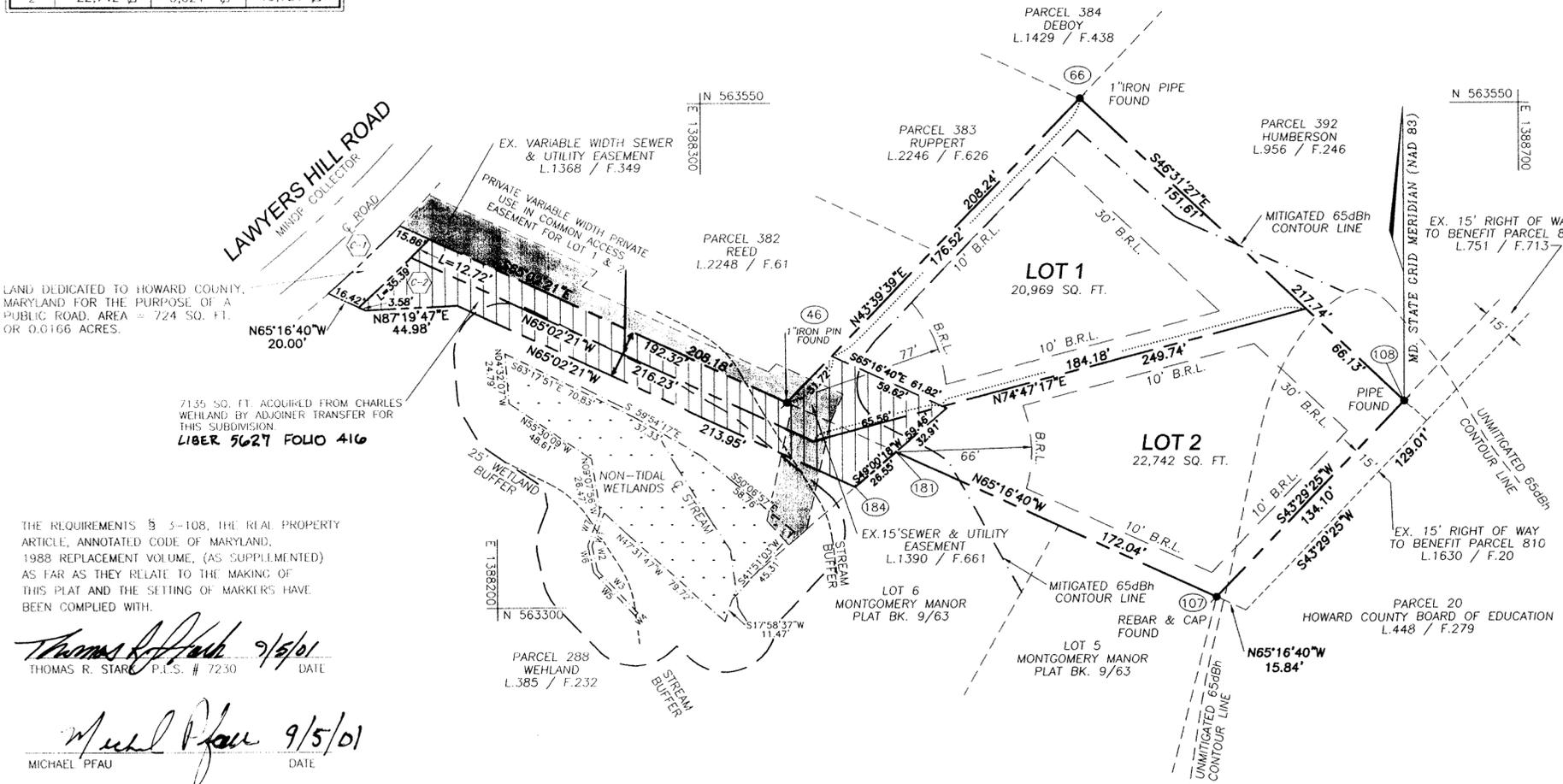
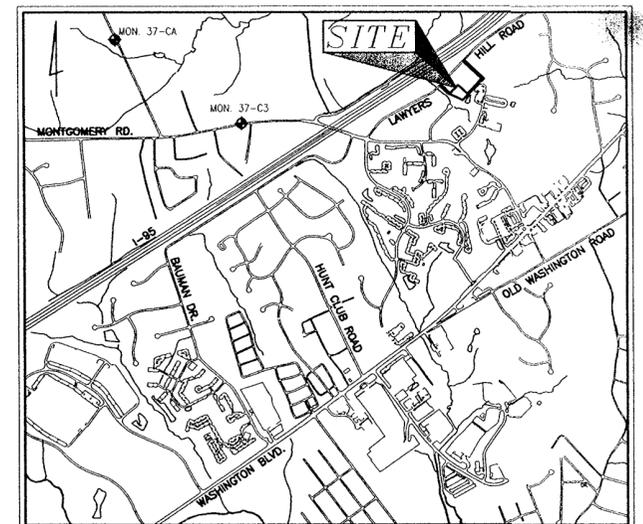
CURVE DATA TABLE						
CURVE NO.	RADIUS	ARC	ANGLE	DELTA	CHORD	LENGTH
1	565.00'	48.38'	24.20'	04°54'22"	N46°37'54"E	48.36'
2	580.00'	48.11'	24.01'	04°45'09"	S46°02'31"W	48.09'

COORDINATE TABLE		
POINT	NORTH	EAST
46	N 563401.6436	E 1388341.8175
66	N 563552.2959	E 1388485.5874
107	N 563305.1937	E 1388551.3013
108	N 563402.4815	E 1388643.5928
181	N 563377.1461	E 1388595.0247
184	N 563359.7311	E 1388374.9876
191	N 563489.4953	E 1388153.0822

WETLANDS LINE TABLE		
W1	S20°09'54"W	17.21'
W2	S11°44'31"E	12.70'
W3	S43°12'45"E	28.72'
W4	S48°47'17"W	2.00'
W5	N43°12'43"W	29.29'
W6	N11°44'31"W	13.84'
W7	N20°09'54"E	17.78'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	20,969	2,333	18,636
2	22,742	3,021	19,721

- 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-ED PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37CA AND 37C3
37CA N 564321.638 E 1382742.84
37C3 N 562916.003 E 1384856.679
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY VERIFIED 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 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE IN COMMON ACCESS EASEMENT AND LAWYERS HILL ROAD.



- GENERAL NOTES (CONT)**
- WATER AND SEWER SERVICE 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 2-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-1216.
 - THE AREAS SHOWN HEREON ARE MORE OR LESS.
 - THE WETLAND DELINEATION AND REPORT WAS PREPARED BY EXPLORATION RESEARCH, INC. ON JULY 3, 2000.
 - NO FLOODPLAINS EXIST ON SITE.
 - SINCE THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(B)(VIII) OF THE HOWARD COUNTY CODE.
 - LANDSCAPING FOR THE LOTS 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 SURETY IN THE AMOUNT OF \$3300.00 (\$2100.00 FOR LOT 1 & \$1200.00 FOR LOT 2) TO BE POSTED WITH THE GRADING PERMIT APPLICATION.
 - DECLARATION OF MAINTENANCE OBLIGATION FOR THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND NOISE WALLS SERVING LOTS 1 AND 2 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 (\$1500.00 FOR EACH NEW LOT) WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
 - THIS SUBDIVISION IS BEING DEVELOPED UNDER THE R-20 PROVISION OF THE ZONING REGULATIONS IN ACCORDANCE WITH SECTION 107.G.1 OF THE ZONING REGULATIONS.
 - 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 OCTOBER 3, 2000. WATER QUALITY FOR LOTS 1 AND 2 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH LOT.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 AND 2. 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 USE OF THE EXISTING VARIABLE WIDTH RIGHTS-OF-WAY DESCRIBED IN L.1630 / F.20, L.751 / F.713, L.448 / F.279 FOR ACCESS TO/FROM LOTS 1 & 2 HAS NOT BEEN AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING. THESE TWO LOTS SHALL DERIVE EXCLUSIVE VEHICULAR ACCESS TO/FROM LAWYERS HILL ROAD VIA THEIR FEE SIMPLE PIPESTEMS.
 - REFERENCE WAIVER PETITION WP-01-62, APPROVED JULY 2, 2001, TO WAIVE SECTION 16.116(o)(1) TO ALLOW GRADING, DISTURBANCE AND THE REMOVAL OF VEGETATION WITHIN 25 FEET OF A WETLAND AND SECTION 16.116(o)(2)(i) TO ALLOW GRADING, DISTURBANCE AND THE REMOVAL OF VEGETATION WITHIN 50 FEET OF AN INTERMITTENT STREAM.
 - THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba EXPOSURE. THE 65 dba EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD. AREA = 724 SQ. FT. OR 0.0166 ACRES.

7135 SQ. FT. ACQUIRED FROM CHARLES WEHLAND BY ADJOINER TRANSFER FOR THIS SUBDIVISION
LIBER 9627 FOLIO 416

THE REQUIREMENTS § 5-108, 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.

Thomas R. Stark 9/5/01
THOMAS R. STARK, P.L.S. # 7230 DATE

Michael Pfauf 9/5/01
MICHAEL PFAU 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:	1.0035 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.0035 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0166 AC
TOTAL AREA TO BE RECORDED:	1.0201 AC

FREDERICK WARD ASSOCIATES, INC.
Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

OWNER/ DEVELOPER
MICHAEL PFAU
C/O TRINITY QUALITY HOMES, INC.
7320 GRACE DRIVE
COLUMBIA, MARYLAND 21044

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

Dianna J. Matuszak 9/21/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles E. Wehland 9/5/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James S. Rupp 9/27/01
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL PFAU OWNER 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 5TH DAY OF SEPT., 2001.

Michael Pfauf 9/5/01
MICHAEL PFAU
James S. Rupp
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 HARRIETTE DEAN HOLWAY, INDIVIDUALLY, HARRIETTE DEAN HOLWAY, SURVIVING TRUSTEE AND HARRIETTE DEAN HOLWAY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES MALCOLM HOLWAY TO MICHAEL PFAU BY DEED DATED JULY 26, 2000 RECORDED IN LIBER 5164 FOLIO 204 AND THE LAND CONVEYED BY CHARLES E. WEHLAND AND JANE B. WEHLAND, HIS WIFE BY DEED DATED AUGUST 31, 2001 RECORDED IN LIBER 5627 AT FOLIO 415 AMONG 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.

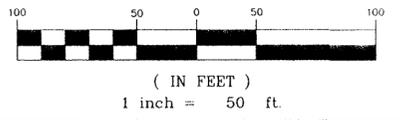
Thomas R. Stark 9/5/01
THOMAS R. STARK, PROFESSIONAL LAND SURVEYOR # 7230 DATE



RECORDED AS PLAT NO. 14970 ON 10/1/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOLWAY PROPERTY LOTS 1 AND 2

ZONED R-ED
TAX MAP NO:38 BLK:2 PARCEL NO:810
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: AUGUST 31, 2001
GRAPHIC SCALE



F01.40