

COORDINATE TABLE		
NO.	NORTH	EAST
1	566,669.25	1,373,050.27
2	566,707.46	1,373,233.02
3	566,378.94	1,373,302.04
4	566,374.03	1,373,278.55
5	566,491.73	1,373,253.82
6	566,464.23	1,373,122.30
7	566,485.92	1,373,088.61
8	566,572.70	1,373,070.46
9	566,608.47	1,373,241.56
10	566,376.50	1,373,290.29

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.

William A. Tellier 12/5/01
 WILLIAM A. TELLIER, PROPERTY LINE SURVEYOR MD. LIC.# 217-B DATE
 JAMES HARRIS, JR. 12/7/2001
 CHARLOTTE HARRIS 12/7/2001
 CHARLOTTE HARRIS DATE

LEGEND

- IPF IRON PIPE/REBAR FOUND
- CMF STONE/CONCRETE MONUMENT FOUND
- IRC REBAR w/IDENTIFICATION CAP SET
- CM CONCRETE MONUMENT SET

EASEMENT LEGEND

- ▨ PRIVATE EASEMENT FOR WATER & SEWER HOUSE CONNECTIONS
- ▨ PRIVATE EASEMENT FOR USE-IN-COMMON ACCESS

MINIMUM LOT SIZE CHART					
NO.	GROSS AREA	FLOODPLAIN	STEEP SLOPES	PIPESTEM AREA	MIN. LOT AREA
3	21,461 S.F.	0 S.F.	0 S.F.	1,444 S.F.	20,017 S.F.
4	21,265 S.F.	0 S.F.	0 S.F.	2,844 S.F.	18,421 S.F.

AREA TABULATION CHART:

- TOTAL No. OF LOTS TO BE RECORDED: 2
 - BUILDABLE: 2
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS TO BE RECORDED: (42,726 S.F.) 0.98 AC.±
 - BUILDABLE: (42,726 S.F.) 0.98 AC.±
 - NON-BUILDABLE: 0.00 AC.
 - OPEN SPACE: 0.00 AC.
 - PRESERVATION PARCEL: 0.00 AC.
- TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.00 AC.±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: (42,726 S.F.) 0.98 AC.±

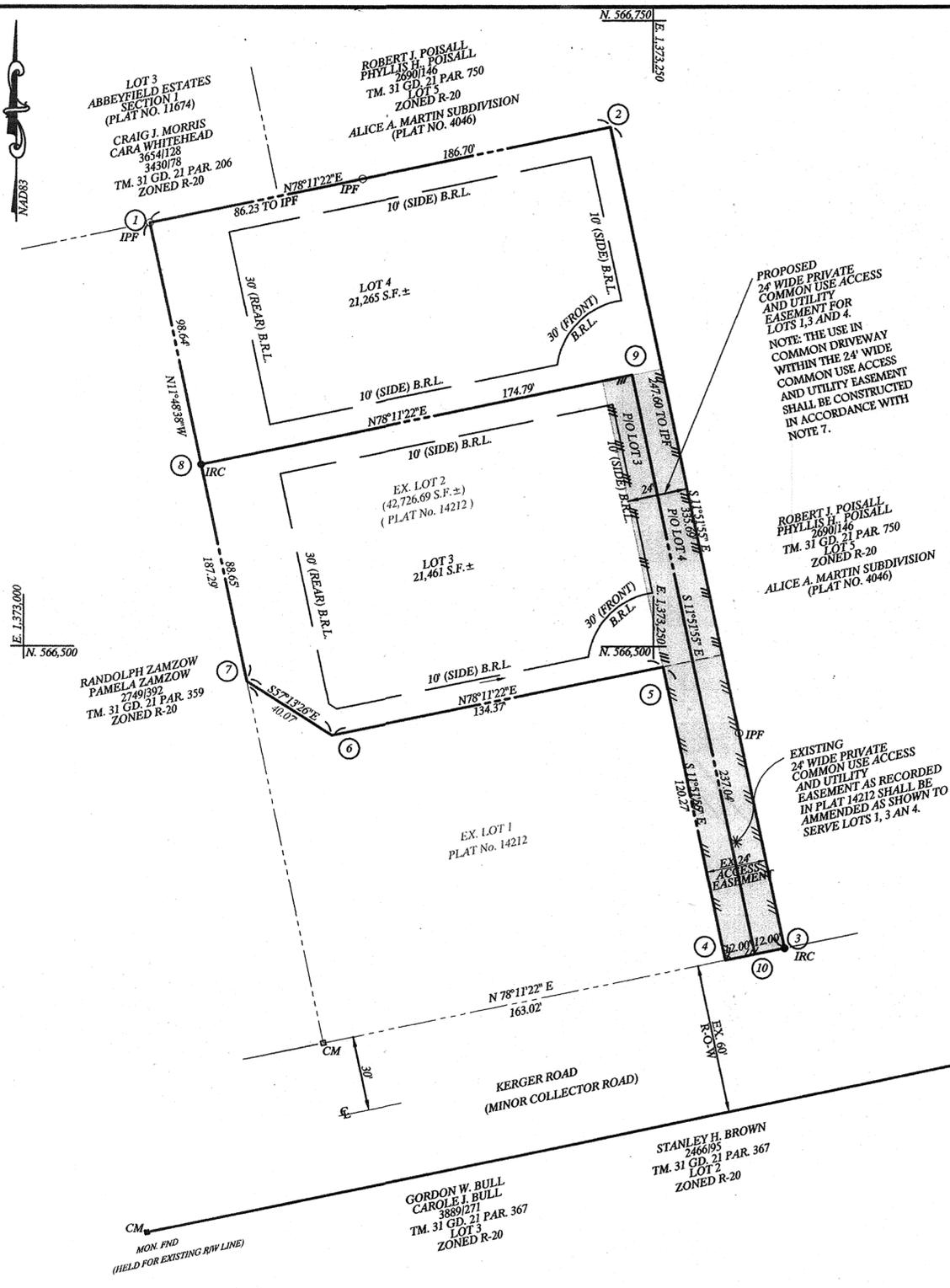
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY MARYLAND.

Penny Boynton MD P.E. 5-20-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William A. Tellier 5/15/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

James E. Harris, Jr. 5/30/02
 DIRECTOR DATE



MESSICK & ASSOCIATES *
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502
 e-mail: Messick-Associates@aol.com

OWNERS:
 JAMES JR. AND CHARLOTTE HARRIS
 5434A KERGER ROAD
 ELLICOTT CITY, MD. 21043

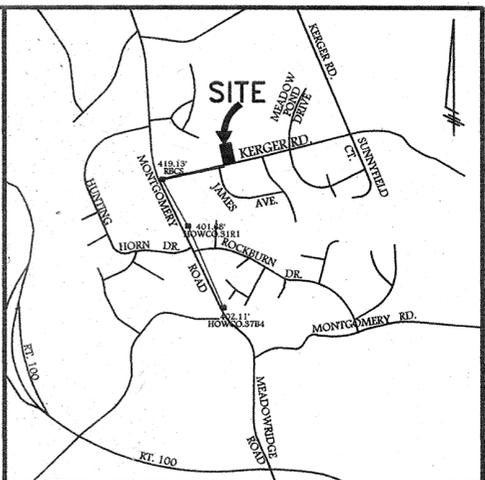
PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 INTO TWO BUILDABLE LOTS.

OWNERS' CERTIFICATE
 WE, JAMES HARRIS, JR. AND CHARLOTTE HARRIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 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 AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS OR RIGHTS-OF-WAY.
 WITNESS OUR HANDS THIS 17th DAY OF DECEMBER, 2001.

James E. Harris, Jr. *Charlotte Harris* *William A. Tellier*
 JAMES HARRIS, JR. CHARLOTTE HARRIS WILLIAM A. TELLIER

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY DESIGN TECH ASSOC., INC., UPPER MALBORO, MD. AND WAS PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LOYD A. COMBS, III TO JAMES HARRIS, JR. AND CHARLOTTE HARRIS BY DEED DATED THE 27th DAY OF MAY, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4786 FOLIO 626, AND THAT ALL MONUMENTS ARE IN PLACE 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.

William A. Tellier 12-4-2001
 WILLIAM A. TELLIER DATE
 PROPERTY LINE SURVEYOR MD. LIC.#217-B



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD'83, THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No.31R1 AND No.37B4.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DEED REFERENCE: LIBER 4786 FOLIO 626. PLAT REFERENCE: No. 14212, COUNTY FILE REFERENCE No.: F-00-63
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- COVENANTS GOVERNING THE USE-IN-COMMON DRIVEWAY MAINTENANCE RESPONSIBILITIES ARE RECORDED IN THE HOWARD COUNTY LAND RECORDS. THE DRIVEWAY WILL BE PRIVATELY MAINTAINED BY LOTS 1, 3 AND 4.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH: 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE).
 - SURFACE: 6 IN. OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FT. TURNING RADIUS.
 - STRUCTURES: (CULVERTS AND BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS-H25 LOADING.
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING A 100 YEAR FLOOD-WITH NO MORE THAN ONE FT. DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1999 BY WILLIAM A. TELLIER L.S. REG. NO. 217-B, DESIGN TECH ASSOCIATES, INC.
- THE AREAS SHOWN ON THIS PLAT ARE INDICATED (a) MORE OR LESS.
- PRIOR TO THE ISSUANCE OF EITHER A GRADING PERMIT OR A BUILDING PERMIT STORMWATER MANAGEMENT WILL BE REQUIRED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER SERVICE WILL BE PROVIDED TO THESE LOTS BY HOUSE CONNECTIONS TO CONTRACT No. 266 W. PUBLIC SEWER SERVICE WILL BE PROVIDED TO THESE LOTS BY HOUSE CONNECTIONS TO CONTRACT No. 10-1215.
- WATER AND SEWER CONNECTIONS FOR LOT 4 SHALL BE COMPLETED IN ACCORDANCE WITH THE LAYOUT AS SHOWN ON THE SUPPLEMENTAL PLAN.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 3 TO REMAIN. ALL EXISTING STRUCTURES COMPLY WITH THE SETBACK REQUIREMENTS AS NOTED IN THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THERE ARE NO WETLANDS ON SITE AND THE PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- A FEE-IN-LIEU OF OPEN SPACE WAS PROVIDED FOR LOT 4 IN THE AMOUNT OF \$ 1,500.00.
- A FEE-IN-LIEU OF STORMWATER QUANTITY MANAGEMENT WAS PROVIDED IN THE AMOUNT OF \$ 3,000.00.
- LANDSCAPING FOR LOT 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE CERTIFIED LANDSCAPE PLAN INDICATES THAT LOT 3 CONTAINS AN EXISTING DWELLING AND IS EXEMPT FROM LANDSCAPING REQUIREMENTS. LOT 4 WILL BE REQUIRED TO PAY A LANDSCAPE SURETY IN THE AMOUNT OF \$ 2,400.00 FOR 7 SHADE TREES AT THE TIME OF THE BUILDING'S GRADING PERMIT APPLICATION.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF \$ 10,236.60 AS A FEE-IN-LIEU TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE OBLIGATIONS INCURRED BY THIS SUBDIVISION, 20,473.2 SQUARE FEET OF REFORESTATION.
- SINCE THIS PLAT WAS SUBMITTED FOR COUNTY REVIEW/APPROVAL PRIOR TO NOVEMBER 15, 2001, IT IS SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS /RESTRICTIONS OF THE FOURTH EDITION OF THE COUNTY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

RECORDED AS PLAT NUMBER 15418 ON 6-03-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



JAMES HARRIS SUBDIVISION
 LOTS 3 AND 4
 A RESUBDIVISION OF LOT 2
 RECORDED AS PLAT NUMBER 14212
 TAX MAP 31 BLOCK 21 PARCEL 213
 1st ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 40' DATE: NOVEMBER 2001 SHEET 1 OF 1
 ZONED: R-20