

COORDINATE LIST		
NO.	NORTH	EAST
103	585110.145	1370374.832
104	584724.012	1369945.973
106	584638.630	1370141.909
1	584900.469	1370547.624
2	584551.041	1370374.128
3	584551.362	1370286.728
4	584526.651	1370157.062
5	584637.830	1369919.806
6	584707.918	1369928.098
7	584887.796	1370541.332
8	584885.884	1370526.032
9	584801.459	1370458.583
10	584606.476	1370374.747
11	584570.183	1370320.490
12	584569.172	1370250.312
13	584563.792	1370210.066
14	584537.139	1370155.643
15	584637.921	1369945.173
16	584695.626	1369951.740
17	584732.578	1369955.486

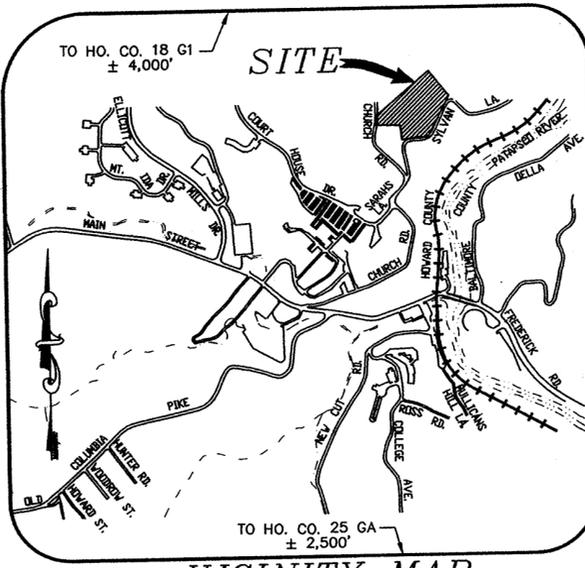
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	23,608 SQ. FT.	3,608 SQ. FT.	20,000 SQ. FT.
3	23,374 SQ. FT.	3,374 SQ. FT.	20,000 SQ. FT.

- LANDSCAPING FOR LOTS 1 THRU 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LOT 4 IS EXEMPT FROM LANDSCAPING BECAUSE AN EXISTING DWELLING IS TO REMAIN ON THE LOT. FINANCIAL SURETY FOR 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 HAS BEEN POSTED AS PART OF THE DPW, DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY A RETENTION CREDIT OF 1.48 ACRES OF EXISTING FOREST LOCATED ON LOT 4 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 1.12 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR THE RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET.
- THE GRANTOR ACKNOWLEDGES THAT THE DEDICATION OF THE EASEMENT AREA TO THE COUNTY HAS BENEFITED THE GRANTOR BY REDUCING THE SIZE OF THE STORM WATER MANAGEMENT FACILITY REQUIRED BY THE DEVELOPMENT OF THE PROPERTY ASSOCIATED WITH THE EASEMENT AREA. ACCORDINGLY, THE GRANTOR FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, SHALL NOT AND SHALL NOT PERMIT OTHERS TO GRADE WITHIN THE EASEMENT AREA OR MOW GRASSY VEGETATION WITHIN THE EASEMENT AREA. THE GRANTOR AND ITS SUCCESSORS AND ASSIGNS SHALL PERIODICALLY INSPECT THE EASEMENT AREA AND TAKE NECESSARY STEPS TO REMOVE DEBRIS AND TRASH, CONTROL THE GROWTH OF NOXIOUS WEEDS AND THE GRANTOR SHALL POST AND MAINTAIN MARKERS AT REGULAR INTERVALS NO MORE THAN FIFTY (50) FEET APART IDENTIFYING THE BOUNDARY OF THE EASEMENT AREA. THE MARKERS SHALL CONTAIN A STATEMENT OF THE PROHIBITED ACTIVITIES WITHIN THE EASEMENT AREA. THE PENALTIES FOR A VIOLATION OF THE TERMS OF THIS EASEMENT ARE SET FORTH IN HOWARD COUNTY CODE SECTION 18.907.

GENERAL NOTES

- TAX MAP: 25, PARCEL: 213, BLOCK: 8
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 2000, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1 AND 28GA.

STA. No. 18G1	N 589,984.951	ELEV. 408.49
	E 1,367,750.255	
STA. No. 28GA	N 579,483.641	ELEV. 382.613
	E 1,371,171.795	
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 - DENOTES AN IRON ROD AND CAP FOUND.
 - ⊙ DENOTES AN IRON ROD WITH CAP SET.
 - ⊙ DENOTES STONE FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ON LOT 4 ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE HOUSE AND STUDIO STRUCTURE ON LOT 4 ARE TO REMAIN.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA THE USE OF ROOF TOP DISCONNECTION AND NON ROOF TOP DISCONNECTION CREDIT FOR WQV AND REV. CPV AND QF ARE NOT REQUIRED.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00.
- BOTH CHURCH ROAD AND SYLVAN LANE ARE SCENIC ROADS, THIS SUBDIVISION IS LOCATED IN THE ELLICOTT CITY HISTORIC DISTRICT.
- THE EXISTING HOUSE LOCATED ON LOT 4 IS IDENTIFIED AS HISTORIC STRUCTURE, HO-345 ON THE MARYLAND HISTORIC TRUST INVENTORY.
- AREA OF SUBDIVISION = 4.38 AC. ±
AREA OF THE SMALLEST LOT (MINIMUM AREA) = 20,000 SQ. FT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE 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 ENSURE ALL WEATHER USE.
- ▨ DENOTES PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT.
 - ▨ DENOTES PRIVATE SEWER EASEMENT.
 - ▨ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD.
 - ▨ DENOTES APPROXIMATE LOCATION OF SEPTIC FIELD.
 - ▨ DENOTES A STORMWATER MANAGEMENT CREDIT EASEMENT.
- DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1 THRU 4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE RECORDING OF THIS PLAT.
- 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 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 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 THRU 4 TO CHURCH ROAD IS BEING PROVIDED FOR THIS SUBDIVISION BECAUSE OF ENVIRONMENTAL REASONS FOR THE PROTECTION OF WOODED STEEP SLOPES AND FOR THE PRESERVATION OF THE EXISTING 40" TREE ADJACENT TO SYLVAN LANE.
- THIS SUBDIVISION IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER AND DEVELOPER
 NANCY LEE DEVINE
 3611 CHURCH ROAD
 ELLICOTT CITY, MD 21043

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 12/20/02 ON WHICH DATE DEVELOPER AGREEMENT 14-394-D WAS FILED AND ACCEPTED.

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 COMPLETED.

[Signature] 12/20/02
 JOE B. MILDENBERG, SURVEYOR
 DATE

[Signature] 12/20/02
 NANCY LEE DEVINE, OWNER
 DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	3.98 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY TO BE DEDICATED	0.40 AC ±
TOTAL AREA TO BE RECORDED	4.38 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1-13-03
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/13/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 2/2/03
 DIRECTOR
 DATE

OWNER'S STATEMENT

I, NANCY LEE DEVINE, OWNER 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12th DAY OF Dec, 2002

[Signature]
 NANCY LEE DEVINE, OWNER

[Signature]
 SUSAN M. STALE, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 213, DEVINE PROPERTY, AND THE LAND CONVEYED BY WILLIAM F. DEVINE AND NANCY LEE DEVINE TO NANCY LEE DEVINE BY DEED DATED APRIL 25, 1994 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AT LIBER 3296, FOLIO 218 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

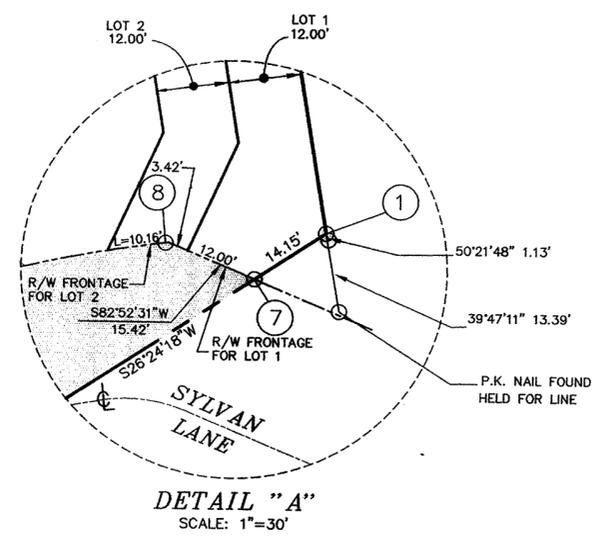
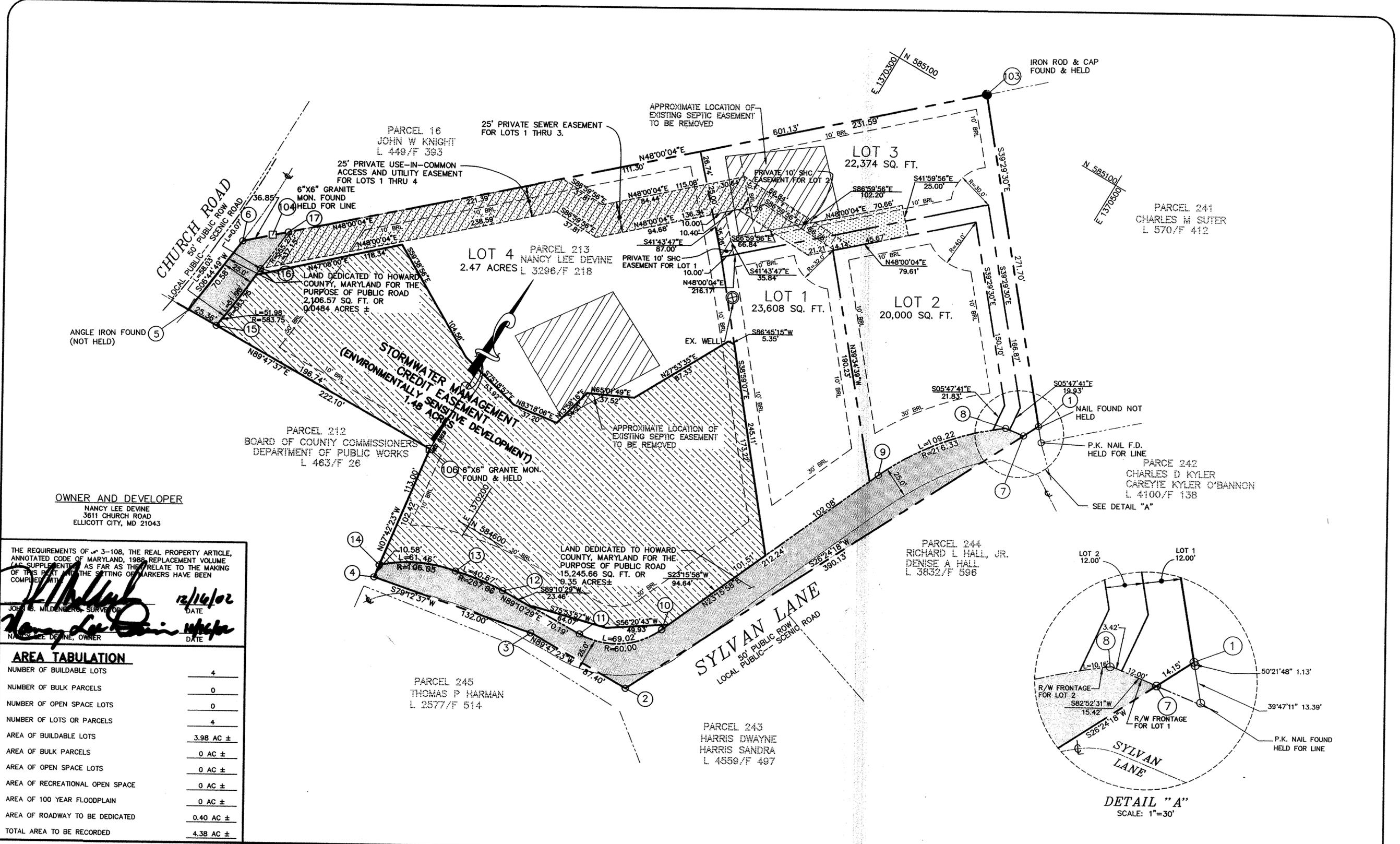
[Signature] 12/20/02
 JOE B. MILDENBERG, SURVEYOR
 DATE

RECORDED AS PLAT 15871 ON 4-3-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DEVINE PROPERTY
 LOTS 1 THRU 4
 SHEET 1 OF 2

TAX MAP 25 SECOND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 213 HOWARD COUNTY, MARYLAND DATE: DEC. 2002
 GRID NO. 8 EX. ZONING R-20 DPZ FILE NOS. F-01-104

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.



OWNER AND DEVELOPER
 NANCY LEE DEVINE
 3611 CHURCH ROAD
 ELLICOTT CITY, MD 21043

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLETED.

[Signature] 12/16/02
 JOHN B. MILDENBERG, SURVEYOR
 NANCY LEE DEVINE, OWNER

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	3.98 AC ±
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1-13-03
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/3/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1/27/03
 DIRECTOR

OWNER'S STATEMENT

I, NANCY LEE DEVINE, OWNER 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF Dec, 2002

[Signature]
 NANCY LEE DEVINE, OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 213, DEVINE PROPERTY, AND THE LAND CONVEYED BY WILLIAM F. DEVINE AND NANCY LEE DEVINE TO NANCY LEE DEVINE BY DEED DATED APRIL 25, 1994 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AT LIBER 3296, FOLIO 218 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 12/16/02
 JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT 15712 ON 4-3-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DEVINE PROPERTY
 LOTS 1 THRU 4

TAX MAP 25 PARCEL NO. 213 GRID NO. 8
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
 SCALE: 1"=50' DATE: DEC. 2002 DPZ FILE NOS. F-01-104

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