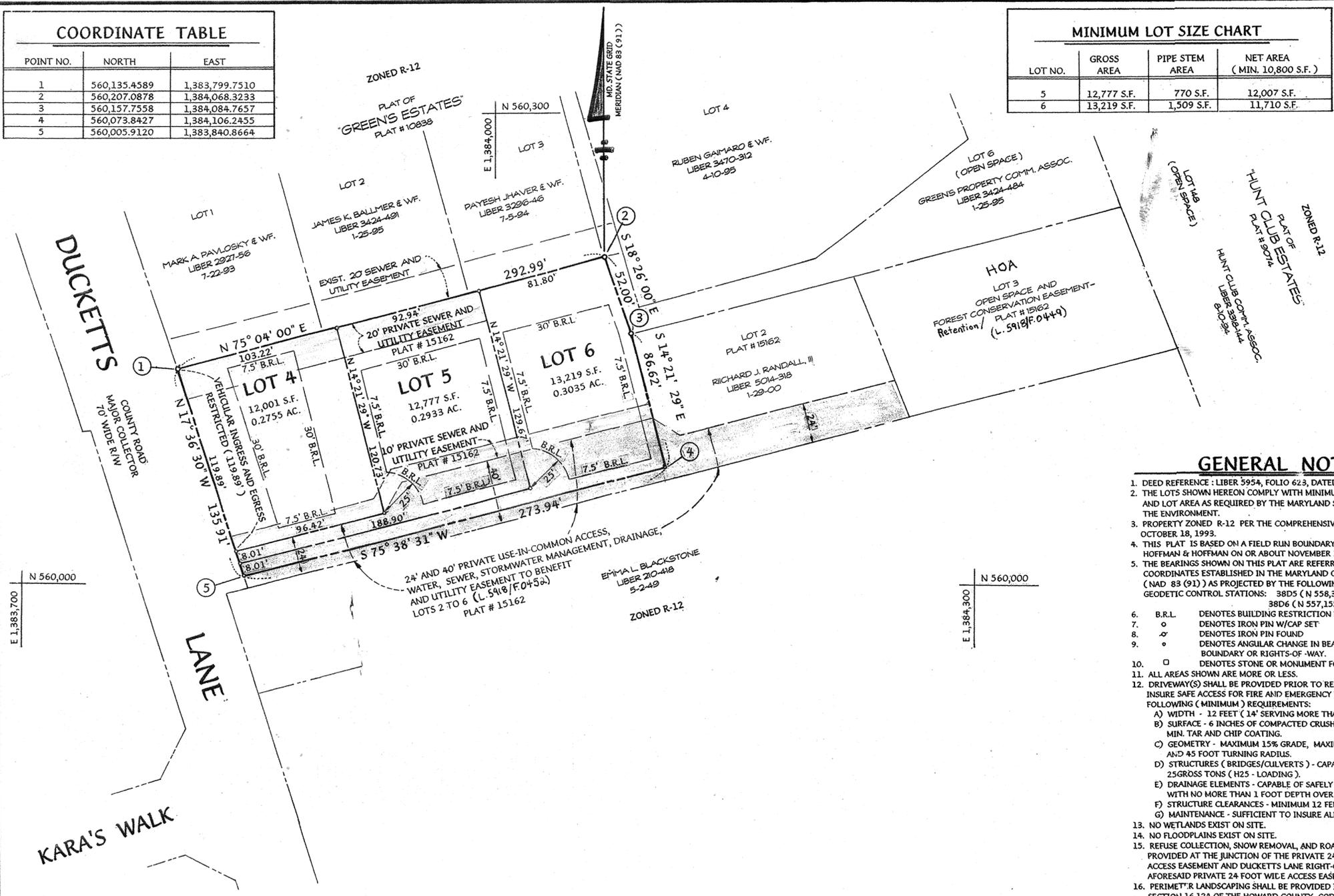
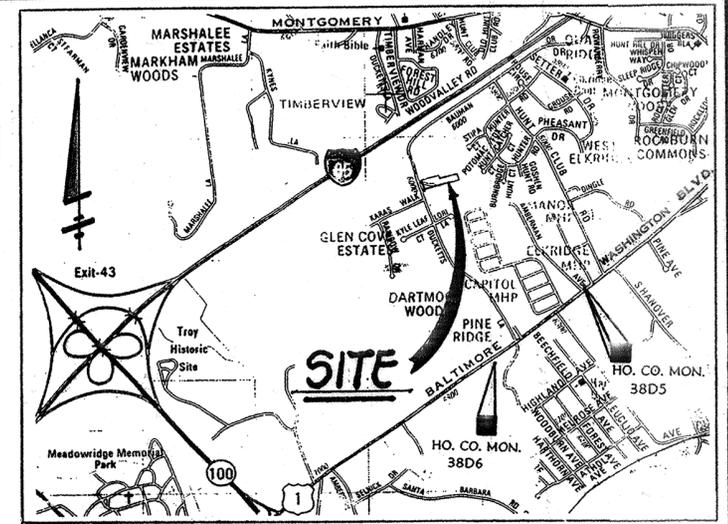


COORDINATE TABLE		
POINT NO.	NORTH	EAST
1	560,135.4589	1,383,799.7510
2	560,207.0878	1,384,068.3233
3	560,157.7558	1,384,084.7657
4	560,073.8427	1,384,106.2455
5	560,005.9120	1,383,840.8664

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	NET AREA (MIN. 10,800 S.F.)
5	12,777 S.F.	770 S.F.	12,007 S.F.
6	13,219 S.F.	1,509 S.F.	11,710 S.F.



GENERAL NOTES

- DEED REFERENCE: LIBER 5954, FOLIO 623, DATED 1-24-2002.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PROPERTY ZONED R-12 PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY HOFFMAN & HOFFMAN ON OR ABOUT NOVEMBER 15, 2000.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83 (91)) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 38D5 (N 558,378.575 E 1,386,524.157) 38D6 (N 557,155.459 E 1,384,992.261)
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIN FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- DENOTES STONE OR MONUMENT FOUND
- ALL AREAS SHOWN ARE MORE OR LESS
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1 1/2" MIN. TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND 45 FOOT TURNING RADIUS.
 - STRUCTURES (BRIDGES/CULVERTS) - 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.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE IN COMMON ACCESS EASEMENT AND DUCKETTS LANE RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON CERTIFIED LANDSCAPE PLAN ON FILE (F-02-076). LANDSCAPE SURVEY SHALL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$1,500.00. SURETY ON A LOT BY LOT BASIS IS AS FOLLOWS: LOT 4 - 2 SHADE TREES / \$600.00; LOT 5 - 2 SHADE TREES / \$600.00; AND LOT 6 - 1 SHADE TREE / \$300.00.
- WATER AND SEWER SERVICE TO LOTS 4, 5, AND 6 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 510-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-1241.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2, 4, 5, 6, AND OPEN SPACE LOT 3 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD, AS L. 5918/F-0452.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE PLACEMENT OF 0.39 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 0.39 ACRES, AS FILED UNDER F-02-076.
- PRIVATE STORMWATER MANAGEMENT / WATER QUALITY IS PROVIDED FOR THE USE-IN-COMMON DRIVEWAY, THE DRIVEWAY FOR LOT 4, AND FOR THE ENTIRE LOTS 5 AND 6 BY OPEN CHANNEL (DRY SWALE). WATER QUALITY FOR THE ROOF OF LOT 4, THE DRIVEWAY AND ROOF OF LOT 2, AND THE RECHARGE FOR ALL DRIVEWAYS AND ROADS IS PROVIDED BY THE DISCONNECT CREDITS. OPERATION AND MAINTENANCE SCHEDULE FOR THE OPEN CHANNEL (DRY SWALE) SYSTEM (PRIVATELY OWNED) AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION) IS AS FOLLOWS: 1) THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY. 2) THE OPEN CHANNEL SHALL BE MOWED: A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES. 3) DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED. 4) VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IS IT IS NOTICED. 5) REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WQV.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION LOCATED IN OVER, AND THROUGH LOTS 2, 4, 5, 6, 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.
- OPEN SPACE PROVIDED (10% X GROSS AREA) = 0.17 AC. OPEN SPACE PROVIDED (23% X GROSS AREA) = 0.39 AC. OPEN SPACE LOT 5 (0.39 AC.) TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION. THE DECLARATION OF COVENANTS FOR THE HOMEOWNER'S ASSOCIATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON NOVEMBER 8, 2001 (FILING # 1000361986326159).
- A REQUEST (FILE NO. WP-01-90) TO WAIVE SECTION 16.121(c)(1), REQUIRING 40' OF ROAD FRONTAGE FOR OPEN SPACE LOTS ON A PUBLIC ROAD, WAS APPROVED ON MARCH 19, 2001, UNDER THE CONDITION A 24' USE-IN-COMMON ACCESS EASEMENT SHALL EXTEND FROM DUCKETTS LANE TO THE FRONTAGE OF OPEN SPACE LOT 5.
- THIS PLAN COMPLIES WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF 100 YEAR FLOODPLAIN:	N/A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.8723 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	0.8723 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED:	0.8723 AC

THE REQUIREMENTS OF SECTION 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.

Thomas M. Hoffman 8/20/02 *Michael L. Pfau* 8/12/02
 THOMAS M. HOFFMAN, JR. DATE MICHAEL L. PFAU DATE
 PROPERTY LINE SURVEYOR #267

OWNER / DEVELOPER

MICHAEL L. PFAU
 TRINITY HOMES
 3675 PARK AVENUE, SUITE 301
 ELICOTT CITY, MARYLAND 21043

The purpose of this plat is to resubdivide Lot 1 of the Blackstone Manor Subdivision to create new Lots 4, 5 & 6.

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

Perry Bonstein 8-21-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael Pfaus 8/19/02
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

Joseph Butler 8/23/02
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL L. 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 LINE AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;
 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY 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 RIGHT-OF-WAY. WITNESS OUR HANDS THIS 12 DAY OF August, 2002.

Michael Pfaus MICHAEL L. PFAU
James B. Keane 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 RICHARD J. RANDALL, III TO MICHAEL L. PFAU, BY DEED DATED JANUARY 24, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5954 AT FOLIO 623. I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 8-12-02
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR #267

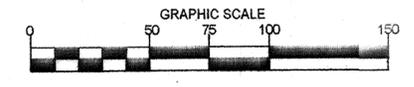
HOFFMAN and HOFFMAN
 SURVEYORS • LAND PLANNERS
 PHONE: (410) 448-0181 5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

RECORDED AS PLAT NO. 15565 ON 9-5-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLACKSTONE MANOR
 LOTS 4, 5, AND 6
 A RE-SUBDIVISION OF LOT 1, PLAT # 15162

ZONED: R-12 TAX MAP NO: 37 BLOCK NO: 12 PARCEL NO: 351
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DATE: AUGUST 7, 2002



SHEET 1 OF 1