

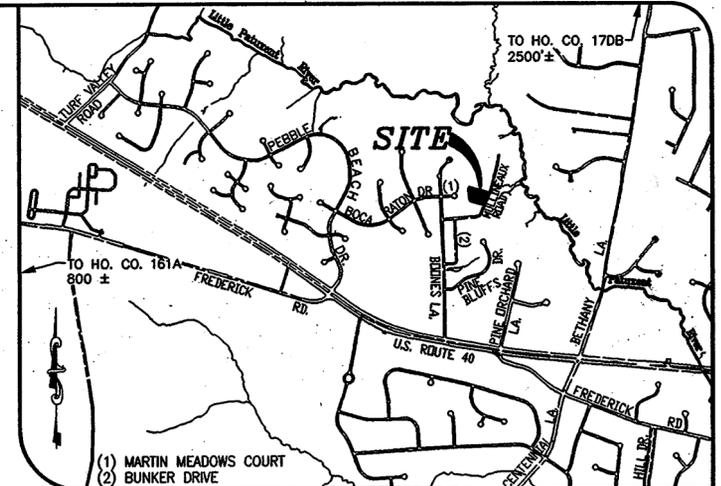
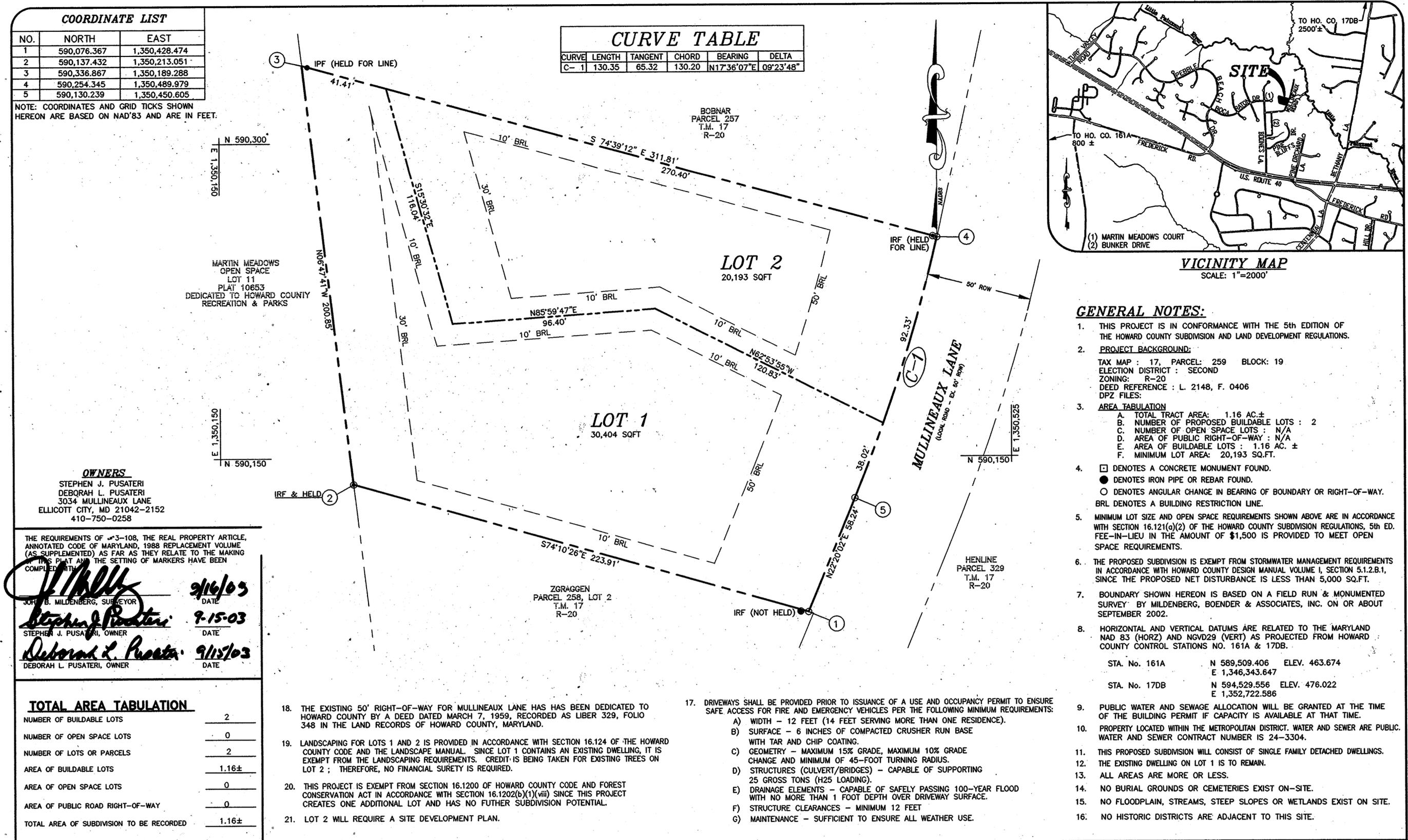
COORDINATE LIST

NO.	NORTH	EAST
1	590,076.367	1,350,428.474
2	590,137.432	1,350,213.051
3	590,336.867	1,350,189.288
4	590,254.345	1,350,489.979
5	590,130.239	1,350,450.605

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

CURVE TABLE

CURVE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	130.35	65.32	130.20	N17°36'07"E	09°23'48"



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- THIS PROJECT IS IN CONFORMANCE WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BACKGROUND:**
TAX MAP : 17, PARCEL: 259 BLOCK: 19
ELECTION DISTRICT : SECOND
ZONING: R-20
DEED REFERENCE : L. 2148, F. 0406
DPZ FILES:
- AREA TABULATION**
 - A. TOTAL TRACT AREA: 1.16 AC.±
 - B. NUMBER OF PROPOSED BUILDABLE LOTS : 2
 - C. NUMBER OF OPEN SPACE LOTS : N/A
 - D. AREA OF PUBLIC RIGHT-OF-WAY : N/A
 - E. AREA OF BUILDABLE LOTS : 1.16 AC. ±
 - F. MINIMUM LOT AREA: 20,193 SQ.FT.
- DENOTES A CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE OR REBAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE.
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED. FEE-IN-LIEU IN THE AMOUNT OF \$1,500 IS PROVIDED TO MEET OPEN SPACE REQUIREMENTS.
- THE PROPOSED SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I, SECTION 5.1.2.B.1, SINCE THE PROPOSED NET DISTURBANCE IS LESS THAN 5,000 SQ.FT.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 161A & 17DB.

STA. No. 161A	N 589,509.406	ELEV. 463.674
	E 1,346,343.647	
STA. No. 17DB	N 594,529.556	ELEV. 476.022
	E 1,352,722.586	
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PROPERTY LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER AND SEWER CONTRACT NUMBER IS 24-3304.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THE EXISTING DWELLING ON LOT 1 IS TO REMAIN.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.

OWNERS

STEPHEN J. PUSATERI
DEBORAH L. PUSATERI
3034 MULLINEAUX LANE
ELLCOTT CITY, MD 21042-2152
410-750-0258

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.

John B. Mildenberg 9/16/03
JOHN B. MILDENBERG, SURVEYOR
Stephen J. Pusateri 9-15-03
STEPHEN J. PUSATERI, OWNER
Deborah L. Pusateri 9/15/03
DEBORAH L. PUSATERI, OWNER

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.16±
AREA OF OPEN SPACE LOTS	0
AREA OF PUBLIC ROAD RIGHT-OF-WAY	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.16±

- THE EXISTING 50' RIGHT-OF-WAY FOR MULLINEAUX LANE HAS HAS BEEN DEDICATED TO HOWARD COUNTY BY A DEED DATED MARCH 7, 1959, RECORDED AS LIBER 329, FOLIO 348 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE LOT 1 CONTAINS AN EXISTING DWELLING, IT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS. CREDIT IS BEING TAKEN FOR EXISTING TREES ON LOT 2; THEREFORE, NO FINANCIAL SURETY IS REQUIRED.
- THIS PROJECT IS EXEMPT FROM SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) SINCE THIS PROJECT CREATES ONE ADDITIONAL LOT AND HAS NO FUTHER SUBDIVISION POTENTIAL.
- LOT 2 WILL REQUIRE A SITE DEVELOPMENT PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERT/BRIDGES) - 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 ENSURE ALL WEATHER USE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

Penny Bernstein M.D. 9/29/03
PENNY BERNSTEIN, M.D., HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Dwyer 9/22/03
MARK DWYER, CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

OWNER'S CERTIFICATE

WE, STEPHEN J. & DEBORAH L. PUSATERI, 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 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 15th DAY OF September, 2003

Stephen J. Pusateri
STEPHEN J. PUSATERI, OWNER
Deborah L. Pusateri
DEBORAH L. PUSATERI, OWNER

John B. Mildenberg
JOHN B. MILDENBERG, SURVEYOR
John B. Mildenberg
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JACK ALBERT HORTON TO STEPHEN J. PUSATERI BY DEED DATED MARCH 30, 1990, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 2148 AT FOLIO 0406 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.

John B. Mildenberg 9/16/03
JOHN B. MILDENBERG, SURVEYOR
DATE

RECORDED AS PLAT 6232 ON 10-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PUSATERI PROPERTY
LOTS 1 AND 2

SHEET 1 OF 1

TAX MAP 17 2ND ELECTION DISTRICT SCALE : 1"=30'
PARCEL NO. 259 HOWARD COUNTY, MARYLAND DATE : SEPT 2003
BLOCK 19 EX. ZONING R-20 DPZ FILE NOS. N/A

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.