

GENERAL NOTES:

1. Coordinates based on NAD 83 41 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 0032 and 09 FA

(Meters X 3.280833333 - Feet; Feet X 0.3048006096 - Meters)
 0032 N 609424.124 09 FA N 610473.187
 E 1194473.592 E 1126444.077
 H 541.75 H 607.12

- 2. Denotes Rebar & Cap #25B to be set
- 3. This plat is based on a field run monumented boundary survey performed by CLSI, Inc in May of 2002.
- 4. All areas provided on this plat are to be taken as "more or less".
- 5. BRL denotes building restriction line.
- 6. Subject property zoned: RR DEO per the October 18, 1993 Comprehensive Zoning Plan.
- 7. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- 8. Driveways shall be constructed 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:
 - A. Width - 12 feet (14 feet serving more than one residence)
 - B. Surface - 6 inches of compacted crusher run base with tar & chip coating
 - C. Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - D. Structures (culvert/bridge) - 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
- 9. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT UNTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 10. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 2, 3 & RESIDUE PARCEL WILL BE RECORDED SIMULTANEOUSLY AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 11. A 100 YEAR FLOOD PLAIN DOES NOT EXIST ON LOT 3.
- 12. THIS SUBDIVISION IS EXEMPT FROM PLATTING THE RESIDUE PROPERTY (PARCEL 2) PER SECTION 16.102(C)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (AGRICULTURAL PRESERVATION SUBDIVISIONS).
- 13. NO OPEN SPACE REQUIREMENTS EXIST FOR THE SUBDIVISION PER SECTION 16.121(B)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- 14. THERE ARE NO TIDAL OR NON TIDAL WETLANDS OR WETLAND BUFFERS WITHIN THE ONE ACRE LOT PROPOSED BY THIS SUBDIVISION.
- 15. The 65 dBA noise contour line drawn on this subdivision plan 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 noise exposure. The 65 dBA noise line 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.
- 16. This plat is subject to Section 15.14(b) of the Agricultural Preservation Program.
- 17. Lot 3 is created in accordance with the provisions of the Zoning Regulations.
- 18. This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
- 19. Landscaping requirements for Lot 3 are fulfilled via the retention of existing trees along MD. Route 32.
- 20. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.

- PRIVATE EASEMENT FOR INGRESS & EGRESS FOR LOT 3, LOT 2 & RESIDUE PARCEL
- STORMWATER MANAGEMENT CREDIT EASEMENT
- PRIVATE EASEMENT FOR INGRESS & EGRESS FOR LOT 3
- PRIVATE EASEMENT FOR SEPTIC RESERVE

- 21. A PERPETUAL EASEMENT WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY TO SUPPORT THE "SEWERAGE DISPOSAL AREA" FOR LOT 3 AS SHOWN HEREON.
- 22. THE PROPOSED HOUSE ON LOT 3 HAS 3 BEDROOMS.
- 23. PROPERTY IS SUBJECT TO DEED OF EASEMENT LIBER 1588 FOLIO 694.
- 24. THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 1745 AT FOLIO 169.
- 25. LOT 3 HAS STORMWATER MANAGEMENT/WATER QUALITY MANAGEMENT PROVIDED IN ACCORDANCE WITH ALL APPLICABLE HOWARD COUNTY STANDARDS, AS PROPOSED IN ACCORDANCE WITH CREDITS OUTLINED IN THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN REGULATIONS. RECHARGE VOLUME/WATER QUALITY VOLUMES ARE PROVIDED BY DIRECTING RUNOFF FROM ALL IMPERVIOUS SURFACES THROUGH GRASS CHANNELS (TO GAIN THE GRASS CHANNEL CREDIT) WITH 4% OR LESS LONGITUDINAL SLOPES, 4' BOTTOM WIDTHS AND 3:1 SLOPES. CHANNEL PROTECTION VOLUME, OVERTANK PROTECTION VOLUME AND EXTREME FLOOD PROTECTION VOLUMES ARE NOT REQUIRED.

DATA TABULATIONS

- 1. SOILS MAP NO: 4
- 2. NUMBER OF LOTS: 1
 BUILDABLE SITES: 1
 NON-BUILDABLE SITES: 0
 OPEN SPACE: 0
 PRESERVATION PARCELS: 0
- 3. AREA OF LOTS
 BUILDABLE SITES: 1.0000 AC.
 NON-BUILDABLE SITES: 0.0000 AC.
 OPEN SPACE: 0.0000 AC.
 PRESERVATION PARCELS: 0.0000 AC.
- 4. AREA OF SUBDIVISION: 1.0000 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division M.J. Murch
 Director M.J. Murch
 Date: 6/14/03

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

Penny Brantner M.U. # 58
 Howard County Health Officer
 Date: 6-12-03

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.

RICHARD L. HULL
 PROPERTY LINE SURVEYOR REGISTRATION NO. 075
 CARROLL LAND SERVICES, INC.
 DATE: 6/2/03

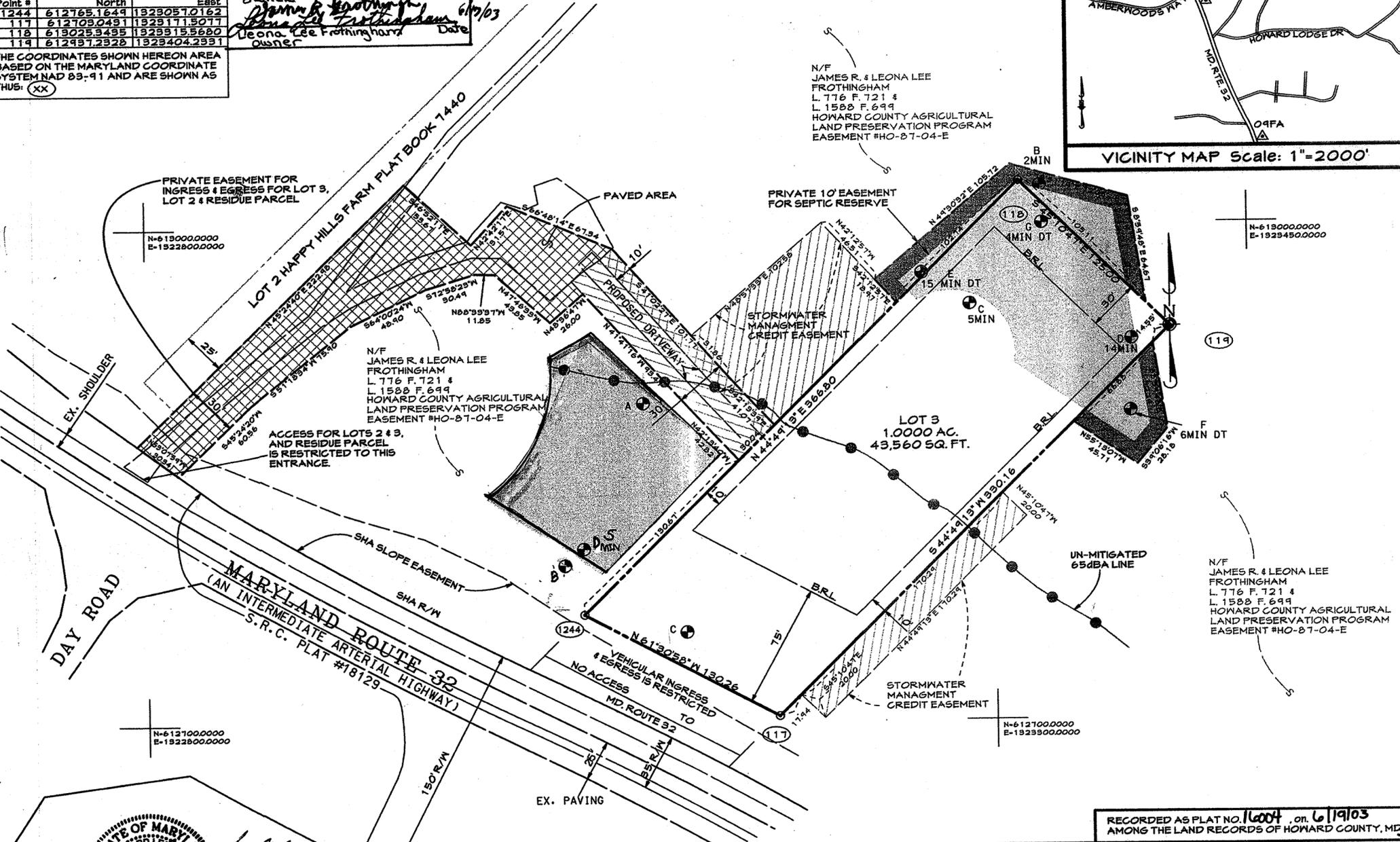
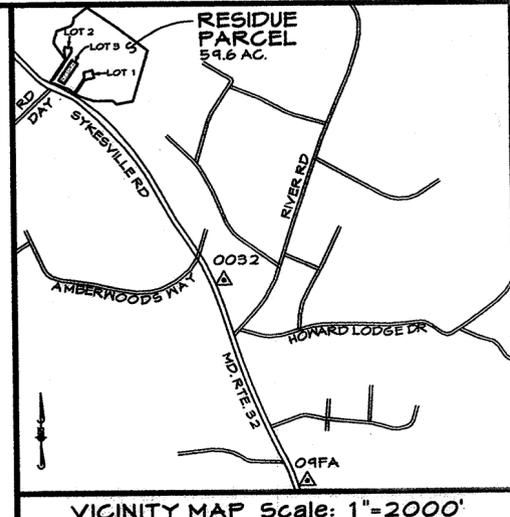
Point #	North	East
1244	612765.1649	1929057.0162
117	612709.0491	1929171.9077
118	613025.9495	1929315.5680
119	612937.2928	1929404.2931

THE COORDINATES SHOWN HEREON AREA BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83-41 AND ARE SHOWN AS THIS: (XX)

James R. Frothingham
 Owner
 Date: 6/17/03

WETLAND CERTIFICATION:
 THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED AND REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.

RICHARD L. HULL
 PROPERTY LINE SURVEYOR REGISTRATION NO. 075
 DATE: 6/2/03



OWNER/DEVELOPER

JAMES R. FROTHINGHAM &
 LEONA LEE FROTHINGHAM
 799 ROUTE 32
 SYKESVILLE, MARYLAND 21784

HAPPY HILLS FARM

LOT 3

TAX MAP 4 & 9 GRID 22 & 4 PARCEL 2
 3 rd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

RECORDED AS PLAT NO. 16004, on 6/19/03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

OWNER'S CERTIFICATE

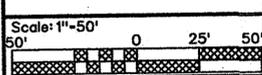
"WE, JAMES R. & LEONA LEE FROTHINGHAM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 AND RIGHT-OF-WAYS.
 WITNESS MY/OUR HANDS THIS 2nd DAY OF JUNE 2003
 James R. Frothingham Leona Lee Frothingham
 JAMES R. FROTHINGHAM LEONA LEE FROTHINGHAM DATE

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY JAMES R. FROTHINGHAM, UNTO JAMES R. FROTHINGHAM AND LEONA LEE FROTHINGHAM, HIS WIFE, DATED JULY 21, 1976 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 776, FOLIO 721 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."

 RICHARD L. HULL
 PROPERTY LINE SURVEYOR REGISTRATION NO. 075
 DATE: 6/2/03

Date	Revision	By
2/19/03	ADJUST PLAN & NOTES VAF	
4/29/03	REVISE SHA R/W	
5/03	PER COMMENTS VAF	



Carroll Land Services Incorporated
 Engineers * Surveyors * Land Development Consultants
 Landscape Architects * Environmental Specialists
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Surveyed By: CLSI	Drawn By: VAF	Date: FEB. 27, 2003
Computed By: JMW/VAF	Checked By:	Drawing No.: 2001216

CAD: PENDING FILE NAME: 6/2001/2001.16/DBN/ELATED