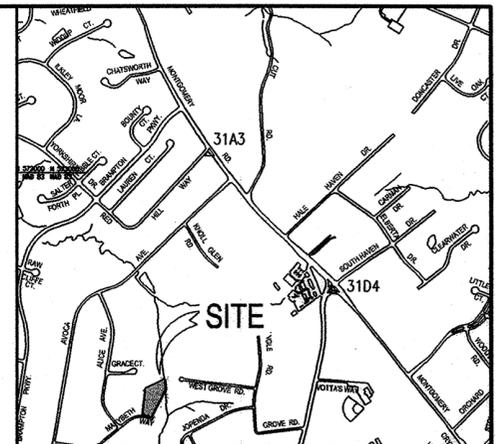


COORDINATE TABLE		
POINT	NORTH	EAST
20	570590.4242	1367526.9011
21	570593.7938	1367743.7249
50	570691.1403	1367731.0375
52	570303.5399	1367496.6004
53	570276.9014	1367584.4134

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	255.03'	92.27'	46.64'	20°43'44"	91.76'	N 73°07'28" W
C2	255.03'	20.01'	10.01'	4°29'47"	24.01'	N 65°00'30" W

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
88	37,406 sq	3,027 sq	34,379 sq



GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 31A3 AND 31D4
31A3 N 573,217.88 E 1,388,237.74
31D4 N 571,700.65 E 1,369,606.36
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED NOVEMBER 2003.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWM CAP SET.
- ⊕ DENOTES IRON PIPE OR IRON BAR FOUND.
- ∠ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/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 OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, UNLESS DISTURBANCE IS DETERMINED TO BE ESSENTIAL OR NECESSARY BY DED AS A UTILITY LINE EXTENSION UNDER SECTION 16.110(c) OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS. DED HAS DETERMINED THERE IS A NECESSARY DISTURBANCE BY EMAIL DATED OCTOBER 29, 2004. DISTURBANCE TO THE STREAM AND WETLAND BUFFERS WAS DEEMED ESSENTIAL FOR SANITARY SEWER SERVICE.
- LANDSCAPING FOR LOT 88 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 88 MUST BE POSTED AS PART OF THE GRADING PERMIT FOR THAT LOT IN THE AMOUNT OF \$2,100.00 FOR 7 SHADE TREES. LOT 87 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING TO REMAIN. LANDSCAPE SURETY WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN.
- THE FOREST CONSERVATION OBLIGATION FOR THIS RESUBDIVISION HAS BEEN ADDRESSED BY PAYMENT OF \$4,358.00 FOR 0.20 ACRES OF AFFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND. STORMWATER MANAGEMENT IS REQUIRED FOR LOT 88 IN ACCORDANCE WITH THE DESIGN MANUAL. Csp IS NOT REQUIRED BECAUSE Q1 IS LESS THAN 2 CFS. Wq and Rqv ARE MANAGED USING A GRASS CHANNEL AND A LEVEL SPREADER.
- THE EXISTING DWELLING ON LOT 87 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- WATER AND SEWER SERVICE TO LOT 88 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 12-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 302-S.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- WETLANDS EXISTING ON SITE AND LOCATED PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 11, 2003.
- 100 YEAR FLOODPLAIN BASED ON STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. APPROVED ON JUNE 5, 2002 AND USED FOR THE ADJACENT BAGEANT PROPERTY.
- A SITE DEVELOPMENT PLAN FOR LOT 88 SHALL BE REQUIRED.
- 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/OR THROUGH LOTS 87 & 88. ANY AND ALL CONVEYANCES OF THE 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 EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACKS OF THE R-20 ZONING DISTRICT. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SDP, WAIVER PETITION, OR BUILDING PERMIT APPLICATION.
- DRIVEWAY INTERSECTION SHALL CONFORM TO STANDARD HOWARD COUNTY ROAD CODE DETAIL R6.06.
- IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS, A FEE-IN-LIEU OF PROVIDING OPEN SPACE FOR LOT 88 IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER PRIOR TO RECORDATION OF THIS PLAT.

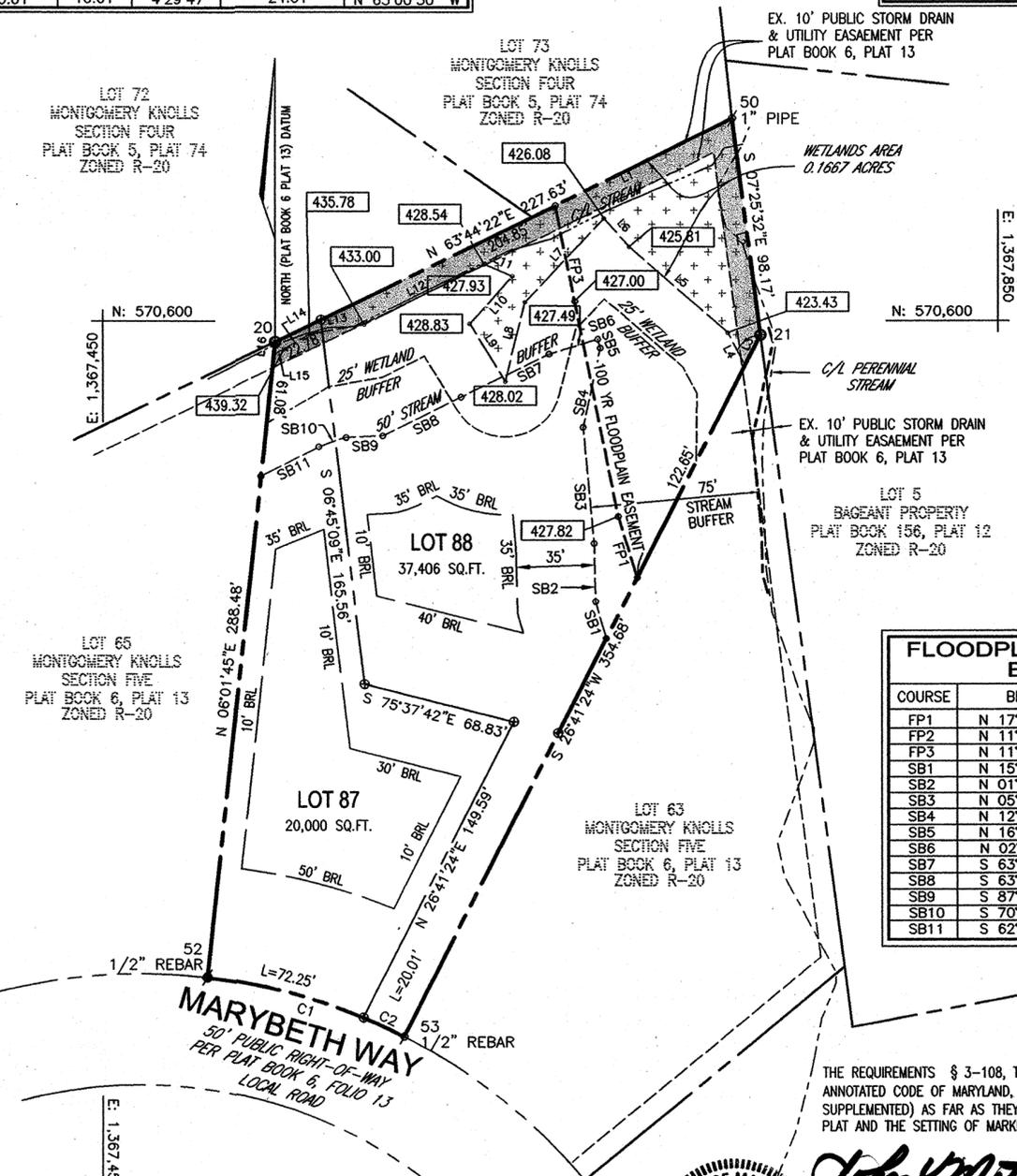
LOT 72
MONTGOMERY KNOLLS
SECTION FOUR
PLAT BOOK 5, PLAT 74
ZONED R-20

LOT 73
MONTGOMERY KNOLLS
SECTION FOUR
PLAT BOOK 5, PLAT 74
ZONED R-20

LOT 65
MONTGOMERY KNOLLS
SECTION FIVE
PLAT BOOK 6, PLAT 13
ZONED R-20

LOT 63
MONTGOMERY KNOLLS
SECTION FIVE
PLAT BOOK 6, PLAT 13
ZONED R-20

LOT 5
BAGEANT PROPERTY
PLAT BOOK 156, PLAT 12
ZONED R-20



FLOODPLAIN & STREAM BUFFER		
COURSE	BEARING	DISTANCE
FP1	N 17°14'36" W	28.81'
FP2	N 11°16'20" W	99.10'
FP3	N 11°16'20" W	44.12'
SB1	N 15°59'52" W	17.35'
SB2	N 01°32'32" W	26.16'
SB3	N 05°19'12" W	52.46'
SB4	N 12°05'49" W	35.85'
SB5	N 16°04'54" W	4.17'
SB6	N 02°01'35" E	17.98'
SB7	S 63°49'03" W	43.94'
SB8	S 63°26'57" W	39.14'
SB9	S 87°02'51" W	16.40'
SB10	S 70°40'21" W	12.89'
SB11	S 62°50'14" W	29.02'

LINE TABLE WETLAND AREA		
COURSE	BEARING	DISTANCE
L1	N 63°44'22" E	227.63'
L2	S 07°25'32" E	98.17'
L3	S 26°41'24" W	15.42'
L4	N 27°48'36" W	16.55'
L5	N 48°35'16" W	58.75'
L6	N 41°02'23" W	17.13'
L7	S 42°59'33" W	51.84'
L8	S 13°44'26" W	37.04'
L9	N 31°07'53" W	30.56'
L10	N 41°23'17" E	28.77'
L11	N 66°46'55" W	13.78'
L12	S 62°58'43" W	60.14'
L13	S 79°43'56" W	24.75'
L14	S 59°26'33" W	13.20'
L15	S 59°26'33" W	5.35'
L16	N 06°01'45" E	5.90'

AREA TABULATION

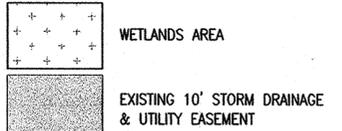
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.3179 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	1.3179 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	1.3179 AC



FREDERICK WARD ASSOCIATES
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410-720-6800
410-720-6226 fax
REGIONAL OFFICES
Bel Air, Maryland and Warrenton, Virginia
www.frederickward.com



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.
John V. Mettee III 1/21/05
JOHN V. METTEE III, PROF. LAND SURVEYOR #10851 DATE
COLLIN J. CHURA
DOROTHY L. CHURA
1-24-05
DATE



OWNER/DEVELOPER

COLLIN J. CHURA
DOROTHY L. CHURA
8506 MARYBETH WAY
ELLCOTT CITY, MARYLAND 21043-6627

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 64 INTO TWO LOTS.

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

Robert J. Walker 3/1/05
HOWARD COUNTY HEALTH OFFICER *SPD* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad D. ... 2/11/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION *pro* DATE
Frank D. ... 3/1/05
DIRECTOR DATE

WE, COLIN J. CHURA AND DOROTHY L. CHURA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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 PURPOSES 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 RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 31st DAY OF Jan. 2005

COLIN J. CHURA
DOROTHY L. CHURA
WITNESS
WITNESS

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY SHARI L. GLENN TO COLIN J. CHURA AND DOROTHY L. CHURA, BY DEED DATED JUNE 29, 1998 AND RECORDED IN LIBER 4385 AT FOLIO 126 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John V. Mettee III 1/21/05
JOHN V. METTEE, III, PROFESSIONAL LAND SURVEYOR #10851 DATE

RECORDED AS PLAT No. 17306 ON 3-15-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MONTGOMERY KNOLLS
SECTION 5, LOTS 87 & 88
A RESUBDIVISION OF LOT 64
ZONED R-20
TAX MAP No. 31 BLK: 13 PARCEL No. 383
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH 10, 2004
GRAPHIC SCALE

