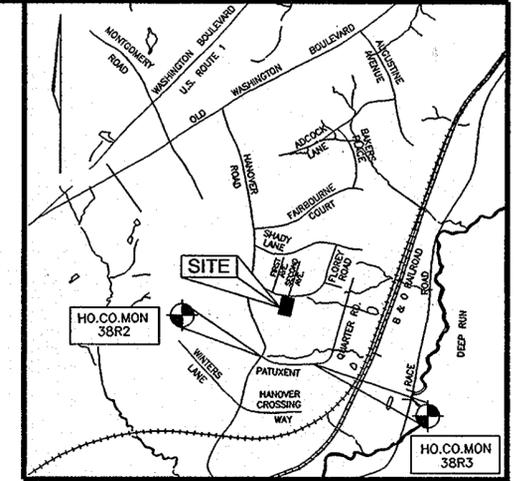
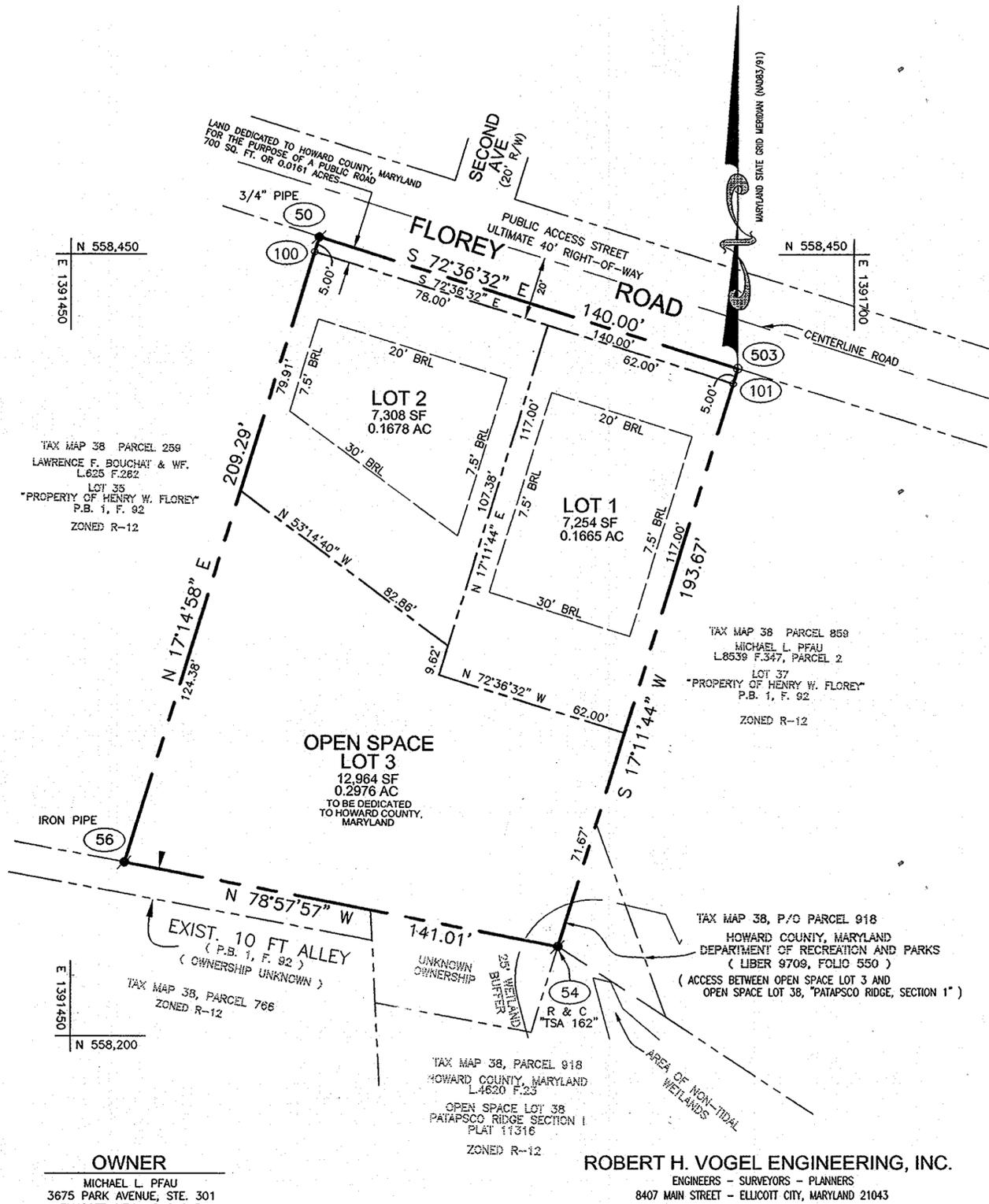


GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- SUBJECT PROPERTY ZONED R-12 PER 02/02/2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38R2 (N 557,500.663 E 1,391,227.052) AND NO. 38R3 (N 557,417.823 E 1,391,983.177).
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN OCTOBER 2003.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- 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 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - (P-1) STANDARD PAVING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-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.
- THE EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON LOT 1 TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THERE ARE NO WETLANDS LOCATED ONSITE.
- LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL ARE PROVIDED AND BONDED UNDER SDP-04-91.
- THE SUBJECT PROPERTY IS LESS THAN 40,000 SF AND THEREFOR IS EXEMPT FROM THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(B)(1)(I) OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION REQUIRES 40% OPEN SPACE (40% X 0.6319 AC= 0.2528 AC). OPEN SPACE PROVIDED : 0.2976 AC. (47%). OPEN SPACE LOT 3 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND AND WILL BE ACCESSED BY THE EXISTING ACCESS EASEMENT ON PARCEL 859 AND FROM OPEN SPACE LOT 38 ON PARCEL 918.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR ANY DISTURBANCE EXCEEDING 5,000 SF IN ACCORDANCE WITH THE DESIGN MANUALS.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS AND THE APRIL 13, 2004 ZONING REGULATIONS.
- ALL LOT AREAS SHOWN HEREON ARE MORE OR LESS.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE EXISTING HOUSE ON LOT 1 WAS CONSTRUCTED IN ACCORDANCE WITH SDP-04-091.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 3. 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 MARYLAND AVIATION ADMINISTRATION HAS DETERMINED THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BWI'S AIRPORT NOISE ZONE. (MAA PERMIT NO. 04-012, APPROVED 2/24/2004)



VICINITY MAP
SCALE: 1"=2000'

POINT	NORTH	EAST
50	558455.5817	1391529.3114
54	558228.7190	1391605.6548
56	558255.7078	1391467.2508
100	558450.8066	1391527.8287
101	558408.9600	1391661.4333
503	558413.7366	1391662.9115

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.3343 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2976 AC
TOTAL AREA OF LOTS TO BE RECORDED:	0.6319 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0161 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.6480 AC

OWNER

MICHAEL L. PFAU
3675 PARK AVENUE, STE. 301
ELLICOTT CITY, MD 21043

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS - SURVEYORS - PLANNERS
8407 MAIN STREET - ELLICOTT CITY, MARYLAND 21043
Tel 410.461.7666 Fax 410.461.8961

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.

Thomas M. Hoffman, Jr. 7-28-09
THOMAS M. HOFFMAN, JR. DATE
MD. REG. PROPERTY LINE SURVEYOR # 267

Michael L. Pfauf 7-29-09
MICHAEL L. PFAU DATE

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

B. Wilson for Peter Billeman 10/7/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael L. Pfauf 9/21/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Sheehan 10/13/09
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 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 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 24th DAY OF JULY, 2009.

Michael L. Pfauf
MICHAEL L. PFAU

Thomas M. Hoffman, Jr.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 1 OF THAT LAND CONVEYED BY GLADYS BASIL TO MICHAEL L. PFAU BY DEED DATED JULY 22, 2004 AND RECORDED IN LIBER 8539, FOLIO 347 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 7-28-09
THOMAS M. HOFFMAN, JR. DATE
MD. REG. PROPERTY LINE SURVEYOR # 267

RECORDED AS PLAT NO. 20813 ON 10/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE BLUFFS AT WHITETAIL WOODS III
LOTS 1, 2 AND OPEN SPACE LOT 3

A SUBDIVISION OF LOT 36, PROPERTY OF HENRY W. FLOREY, PLAT BOOK 1, FOLIO 92
ZONED R-12

TAX MAP 38, BLK 15, PARCEL 637
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1"=30' JULY 28, 2009

GRAPHIC SCALE

SHEET 1 OF 1