

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	36.74'	1370.00'	18.37'	01°32'12"	N49°59'54"E 36.74'

- THE MINIMUM LOT SIZE AREA REQUIREMENT FOR THIS SUBDIVISION OF 20,000 SF. IS SATISFIED ACCORDING TO SECTION 16.120(B)(2)(II) WHICH STATES LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS.
- A FEE IN LIEU FOR THE REQUIRED OPEN SPACE WILL BE PROVIDED IN THE AMOUNT OF \$1,500.00 PER SECTION 16.121(B)(2) OF THE SUBDIVISION REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS. THE FINAL DESIGN WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.

COORDINATE LIST		
POINT	NORTH	EAST
153	581120.8668	1366197.5360
154	581012.0714	1366070.8438
155	581147.8854	1366183.1729
156	581124.2673	1366155.0274
264	581342.2926	1366079.8262
272	581249.0524	1365944.8690
310	581039.2303	1366056.4062

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.

*Mark C. Martin* 2/22/06  
 MARK C. MARTIN DATE  
 PROFESSIONAL LAND SURVEYOR NO. 10884

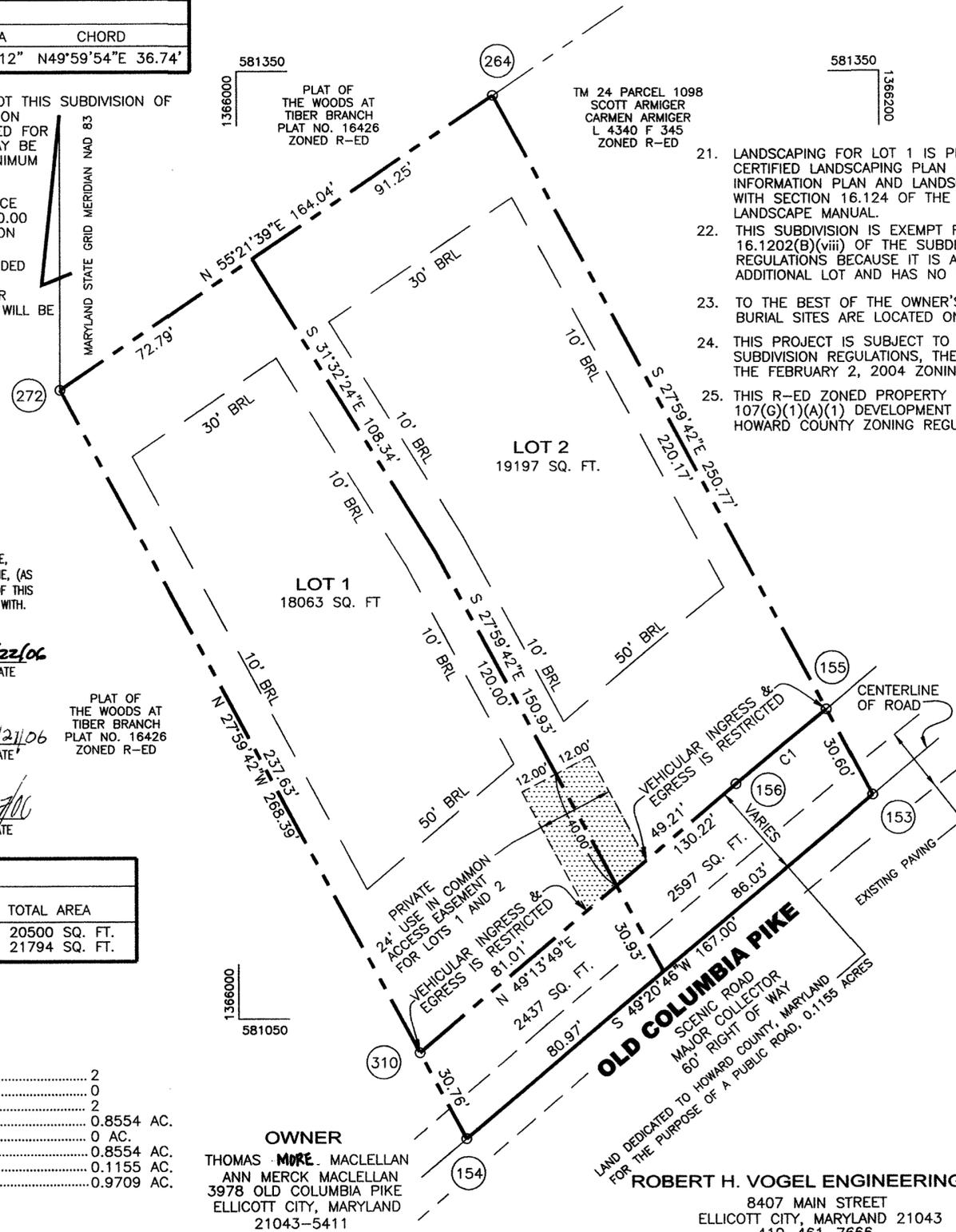
*Thomas More Maclellan* 2/21/06  
 THOMAS MORE MACLELLAN DATE

*Ann Merck Maclellan* 2/27/06  
 ANN MERCK MACLELLAN DATE

LOT AREA SUMMARY			
LOT	NET LOT AREA	HIGHWAY WIDENING	TOTAL AREA
LOT 1	18063 SQ. FT.	2437 SQ. FT.	20500 SQ. FT.
LOT 2	19197 SQ. FT.	2597 SQ. FT.	21794 SQ. FT.

**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.....	0.8554 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.8554 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.1155 AC.
TOTAL AREA TO BE RECORDED.....	0.9709 AC.



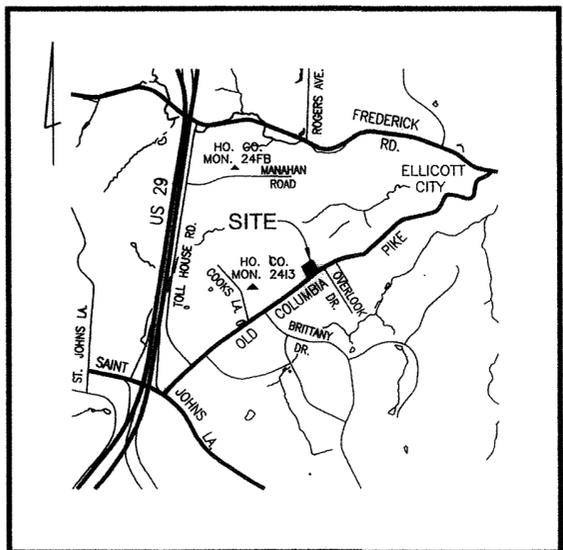
**OWNER**  
 THOMAS MORE MACLELLAN  
 ANN MERCK MACLELLAN  
 3978 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND  
 21043-5411

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-461-7666

- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPING PLAN INCLUDED WITH THE SUPPLEMENTAL INFORMATION PLAN AND LANDSCAPE PLAN SHEET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(B)(VIII) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, NO CEMETERY OR BURIAL SITES ARE LOCATED ON-SITE.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, THE COMPREHENSIVE ZONING PLAN AND THE FEBRUARY 2, 2004 ZONING REGULATIONS.
- THIS R-ED ZONED PROPERTY IS BEING SUBDIVIDED USING SECTION 107(G)(1)(A)(1) DEVELOPMENT UNDER R-20 REGULATIONS, OF THE HOWARD COUNTY ZONING REGULATIONS.

**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-ED PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2413 AND 24FB  
 2413 N 580,648.904 E 1,364,974.471  
 24FB N 582,652.103 E 1,364,255.930
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., JANUARY, 2005.
- 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.
- ▨ DENOTES USE-IN-COMMON ACCESS EASEMENT
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- A FIELD INSPECTION OF THIS PROPERTY BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2004, DETERMINED THAT THERE ARE NO FOREST RESOURCES OR WETLANDS ON SITE.
- THE EXISTING HOUSE ON LOT 2 IS TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- TOTAL LOT AREAS SHOWN HEREON INCLUDE THE HIGHWAY WIDENING AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING 1.5" MIN.  
 C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
 D) STRUCTURES (CULVERTS/BRIDGES)-MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
 E) DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 F) STRUCTURE CLEARANCES- MINIMUM 12 FEET  
 G) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE



**VICINITY MAP**

SCALE 1"=2000'

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

*Robert J. Weber* 6/27/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Mark C. Martin* 6/16/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark H. Gayle* 6/30/06  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE THOMAS MORE MACLELLAN AND ANNE MERCK MACLELLAN, 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 PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22 DAY OF June, 2006.

*Thomas More Maclellan*  
 THOMAS MORE MACLELLAN

*Ann Merck Maclellan*  
 ANN MERCK MACLELLAN

*James Bell*  
 WITNESS

*John Day*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

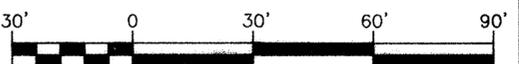
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY COLEMAN BAZELON AND PATRICIA BAZELON TO THOMAS MOORE MACLELLAN AND ANN MERCK MACLELLAN BY DEED DATED SEPTEMBER 24, 1999 AND RECORDED IN LIBER 4922 AT FOLIO 472 OF THE LAND RECORDS OF HOWARD 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, MARYLAND, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AND THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS.

*Mark C. Martin*  
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE 6/16/06

RECORDED AS PLAT No. 18421 ON 7/7/06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION OF THE  
**MACLELLAN PROPERTY**  
 LOTS 1 AND 2  
 ZONED R-ED  
 TAX MAP 24, GRID 18, PARCEL 845  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



SHEET 1 OF 1  
 SCALE 1"= 30' NOVEMBER 17, 2005