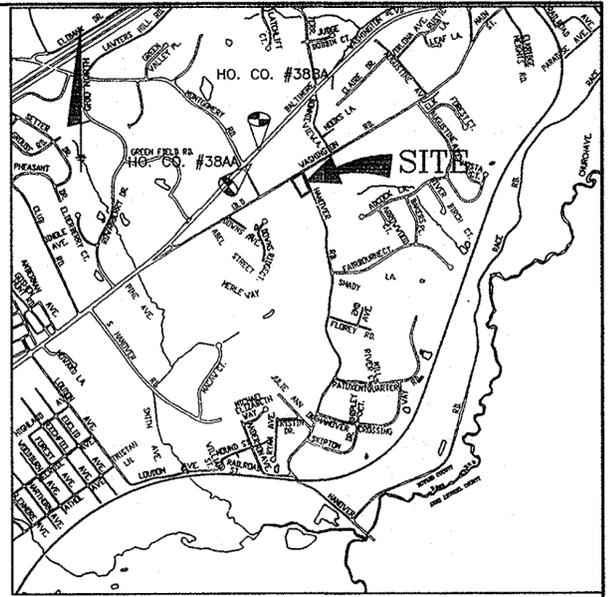


- NOTES:**
- DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 - △ DENOTES TRAVERSE POINT.
 - THERE ARE NO PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCE NUMBERS FOR THIS PLAN.
 - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 38AA & 38BA, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
 - THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR AROUND OCTOBER, 2005.
 - SUBJECT PROPERTY IS ZONED R-12 PER 7-28-06 COMPREHENSIVE ZONING PLAN, PER COMP. LITC.
 - THERE IS AN EXISTING DWELLING 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 REQUIRE.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE.
 - ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 - THIS SUBMISSION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & 2. STORMWATER MANAGEMENT SHALL BE PROVIDED BY USE OF ROOFTOP DISCONNECTION CREDITS, RAIN GARDENS AND NON-ROOFTOP DISCONNECTION CREDITS.
 - A FEE-IN-LIEU OF FOREST CONSERVATION IN THE AMOUNT OF \$5,445.00 HAS BEEN PAID PRIOR TO RECORDATION OF THIS PLAN.
 - THERE IS NO LANDSCAPE OBLIGATION FOR LOT 1 BECAUSE IT IS A LOT WITH AN EXISTING HOUSE TO REMAIN. LANDSCAPING FOR NON-BUILDABLE BULK PARCEL 'A' WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THE SITE DEVELOPMENT PLAN AFTER IT HAS BEEN SUBDIVIDED.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE EXISTING HOUSE ON LOT 1 WILL BE NON-COMPLYING WITH THE NEW 30' BRL FROM OLD WASHINGTON ROAD BECAUSE THE HOUSE EXISTED PRIOR TO THE CREATION OF THIS PLAN.
 - A FEE-IN-LIEU FOR THE OPEN SPACE WILL BE ADDRESSED WHEN NON-BUILDING BULK PARCEL 'A' IS SUBDIVIDED.



ADC MAP 17 GRID H-8
VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #38AA
STAMPED DISK SET ON TOP OF CONCRETE BASE.
N 561158.817 E 1389726.33
ELEVATION: 220.084

HO. CO. #38BA
STAMPED DISK SET ON TOP OF CONCRETE BASE.
N 562553.31 E 1390967.86
ELEVATION: 166.184

RIGHT OF WAY COORDINATE CHART

BOUNDARY COORDINATES		
No.	NORTH	EAST
1	N 560879.8685	E 1390473.3861
2	N 560967.5220	E 1390621.2631
3	N 560957.3301	E 1390652.8239
4	N 560939.8290	E 1390660.8698
5	N 560660.9991	E 1390779.2612

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
1	N 560889.6015	E 1390467.7740
2	N 561006.3873	E 1390667.0779
3	N 560675.6502	E 1390805.4080
4	N 560584.9063	E 1390643.4639

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	1
NON-BUILDABLE.....	1
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	1.38 AC±
BUILDABLE.....	.45 AC±
NON-BUILDABLE.....	.93 AC ±
OPEN SPACE.....	0 AC.
PRESERVATION PARCELS.....	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.31 AC±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	1.69 AC±

ENGINEER
BENCHMARK ENGINEERING, INC.
8480 BALT. NAT. PIKE
SUITE 418
ELLICOTT CITY, MD 21043
410-465-6105

OWNER
CHRISTOPHER L. BROWN AND KAREN K. BROWN
4228 COLUMBIA RD
ELLICOTT CITY, MARYLAND 21042
410-461-0833

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

Robert J. Walden 3/26/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/20/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karen K. Brown 2/22/07
DIRECTOR CH DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHRISTOPHER L. BROWN TO CHRISTOPHER L. BROWN AND KAREN K. BROWN BY DEED DATED MARCH 23, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9201, FOLIO 560; 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 NOW AMENDED, 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.

Donald A. Mason 2-20-07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351 DATE:

OWNER'S DEDICATION

CHRISTOPHER L. BROWN AND KAREN K. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 22ND DAY OF FEBRUARY, 2007.

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.

Karen K Brown 2/22/07
SIGNATURE OF OWNER DATE:
KAREN K. BROWN

Christopher L. Brown 2/22/07
SIGNATURE OF OWNER DATE:
CHRISTOPHER L. BROWN

[Signature] 2/22/07
WITNESS DATE:

[Signature] 2/22/07
WITNESS DATE:

RECORDED AS PLAT 18964
ON 4/11/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BAKER PROPERTY
LOT 1 AND NON-BUILDABLE BULK PARCEL 'A'

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 38 SCALE: AS SHOWN
PARCEL: 201 DATE: FEBRUARY, 2007
BLOCK: 9 SHEET: 1 OF 1
ZONED: R-12