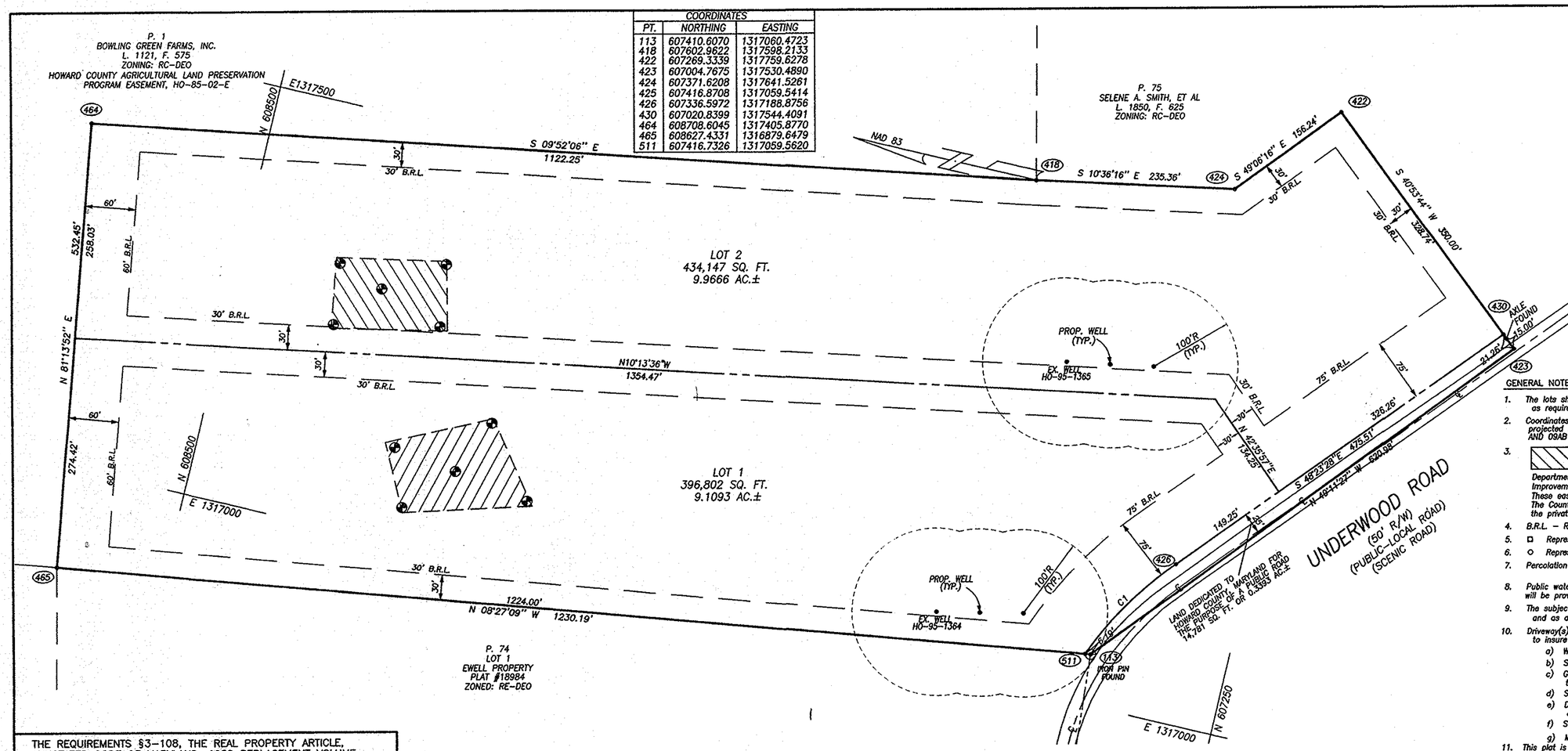
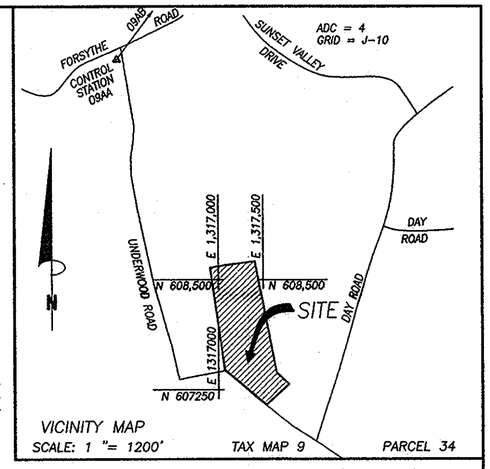
COORDINATES		
PT.	NORTHING	EASTING
113	607410.6070	1317060.4723
418	607602.9622	1317598.2133
422	607269.3339	1317759.6278
423	607004.7675	1317530.4890
424	607371.6208	1317641.5261
425	607416.8708	1317059.5414
426	607336.5972	1317188.8756
430	607020.8399	1317544.4091
464	608708.6045	1317405.8770
465	608627.4331	1316879.6479
511	607416.7326	1317059.5620





GENERAL NOTES

1. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
2. Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 09AA (N.610,473.1806: E.1,315,967.4529 AND 09AB (N.612,167.1526: E.1,316,859.8123).
3. This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
4. B.R.L. – Represents building restriction line
5. ◻ Represents concrete monument set (unless otherwise noted)
6. ○ Represents iron rebar set (unless otherwise noted)
7. Percolation test holes shown hereon have been field located and shown thus ⊗ Proposed wells indicated thus ●
8. Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
9. The subject property zoned 'RCDEO' per 02/02/04 Comprehensive Zoning Plan. and as amended by the Comp-Lite Zoning Amendments dated July 28, 2006.
10. Driveway(s) shall be provided 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' (16' serving more than one residence);
    b) Surface – 6" of compacted crusher run base with tar and chip coating (1-1/2" min.)
    c) Geometry – Maximum 14% grade, maximum 10% grade change and minimum 45-foot turning radius.
    d) Structures (culvert/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 depth over driveway surface.
    f) Structure clearances – minimum 12 feet.
    g) Maintenance – sufficient to insure all weather use.
11. This plat is based on a field run monumented boundary survey performed on or about March 30, 2005 by Sourabh G. Munshi, Vanmar Associates, Inc.
12. Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
13. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual with 33 shade trees and 7 overgreen trees in the amount of $10,950.00 for Lot 1; and 15 shade trees in the amount $6,500.00 for Lot 2 with a total of $15,450.00 of landscape surety to be provided with the grading permit application.
14. Stormwater Management requirement for Lots 1 and 2 are provided under Sections 5.2 & 5.3 of the 2000 Maryland Design Manual for rooftop and non-rooftop disconnection. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required.
15. This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations per Council Bill 45-2003 and Zoning Regulations as amended by Council Bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver petition application or building/grading permit.
16. In a field inspection performed by Vanmar Associates, Inc. on September 18, 2007, no wetlands, streams, or floodplains were found to exist on this site.
17. There are no historic sites or cemeteries on this property.
18. Forest Conservation requirements per Section 16.1202 of the Howard County Code and Forest Conservation Act for this Subdivision have been fulfiled through the forest retention credit of 4.51 acres of existing forest located on lot 1 in accordance with the adopted DPZ Policy date May 11, 1999, for residential lots greater than 60,000 sq.ft. This plan complies with the requirements of Section 16.1200 of the Howard County for Forest Conservation by a Fee-in-Lieu payment in the amount of $2,941.00 for the 0.09 acres of reforestation obligation.
19. All wells must be drilled prior to final plat recordation. It is the developer's responsibility to schedule the well drilling prior to the final plat originals submission. It will not be considered government delay be the Health Department if the wells are not drilled prior to signature approval of the final plat originals.
20. No traffic study is required for this project.
21. No noise study is required for this project.
22. A fee-in-lieu in the amount of $1,500.00 has been paid to satisfy the open space requirement of Section 16.121(a)(2) of the Subdivision Regulations.

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.

Sourabh Munshi 5/13/08
SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Malcolm W. Ewell 05-13-2008
MALCOLM W. EWELL, OWNER DATE

Daisy W. Ewell 05/13/08
DAISY W. EWELL, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and /or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or Parcels	
• Buildable	19.0760 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.3393 Ac.±
d. Total area of subdivision to be recorded	19.4153 Ac.±

OWNER/DEVELOPER

MALCOLM W. EWELL
DAISY W. EWELL
1251 UNDERWOOD ROAD
SYKESVILLE MD. 21784
Ph. 410-442-1091

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	421.00	152.97	20°49'06"	77.34'	S 58°12'49" E	152.13

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

6/5/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6/11/08
DIRECTOR DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

BNixon for Peter Beilenson 5/29/08
HOWARD COUNTY HEALTH OFFICER DATE

OWNER/DEVELOPER CERTIFICATE

WE, MALCOLM W. EWELL AND DAISY W. EWELL, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 3rd DAY OF May, 2008.

Malcolm W. Ewell — MALCOLM W. EWELL, OWNER — WITNESS

Daisy W. Ewell — DAISY W. EWELL, OWNER — WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MALCOLM W. EWELL AND DAISY W. EWELL TO MALCOLM W. EWELL AND DAISY W. EWELL BY DEED DATED MARCH 23, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10810 FOLIO 059 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.

STATE OF MARYLAND — SOURABH G. MUNSHI — No. 10770 — PROFESSIONAL ENGINEER

Sourabh Munshi
Sourabh G. Munshi, Prof. L.S. #10770
5/13/08

RECORDED AS PLAT NO. 19999 ON 6/20/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
LOTS 1 & 2

"GOOD NEIGHBORHOOD"

(LIBER 10810 AT FOLIO 059)

TAX MAP: 9	ELECTION DISTRICT: No. 3	SCALE: 1"=100'
GRID NO: 8	HOWARD COUNTY, MARYLAND	DATE: MAY, 2008
PARCEL NO: 34	EX. ZONING: RCDEO	SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

A4-4821

County File # F-08-058