

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA
6	30,619 sq. ft.	2,140 sq. ft.	28,479 sq. ft.
7	30,998 sq. ft.	2,475 sq. ft.	28,523 sq. ft.

**COORDINATE TABLE**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
129	583,060.7104	1,362,605.1709	208	582,912.2833	1,362,543.2068
101	582,522.7703	1,362,689.1004	209	583,917.2345	1,362,537.5737
202	582,517.9804	1,362,668.9437	210	582,975.7046	1,362,588.0807
203	582,640.4146	1,362,747.2480	211	582,002.7708	1,362,556.7471
204	582,736.9501	1,362,740.1604	212	582,895.2139	1,362,807.1526
205	582,815.0913	1,362,676.5263	213	582,786.6171	1,362,718.2850
206	582,711.3100	1,362,524.1653	214	582,742.5269	1,362,754.1897
207	582,826.4368	1,362,466.8737	215	582,636.6916	1,362,761.9602

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

**LEGEND**

- EXISTING 30' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS, MAINTENANCE, SWM AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 - 4 AND THE FUTURE RESUBDIVISION OF LOT 3 & OPEN SPACE LOT 5
- EXISTING 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
- 12' PRIVATE ACCESS EASEMENT TO OPEN SPACE LOT 5

**OWNER**

CHRISTOPHER BROWN  
4228 COLUMBIA RD.  
ELLICOTT CITY, MD 21042  
MANORDALE PROPERTY HOMEOWNERS ASSOCIATION, INC.

THE REQUIREMENTS OF 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.

*G. Scott Shanaberger*  
G. SCOTT SHANABERGER (SURVEYOR)  
DATE: 10/24/08

*Christopher Brown*  
CHRISTOPHER BROWN (OWNER)  
DATE: 9/23/08

*Christopher Brown*  
CHRISTOPHER BROWN (OWNER)  
DATE: 9/23/08

**AREA TABULATION**

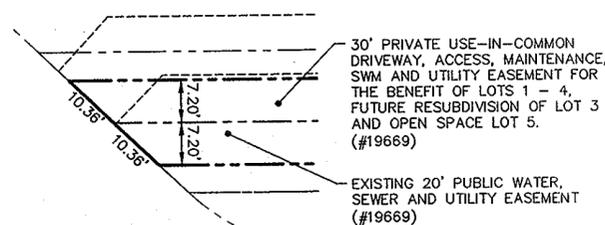
NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1,414 AC. ±
AREA OF OPEN SPACE LOTS	0 AC.
AREA OF ROADWAY	0 AC.
AREA	1,414 AC. ±

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

*W. Wilson for Peter Bieleman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 10/20/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark D. Wyle*  
DIRECTOR  
DATE: 10/24/08

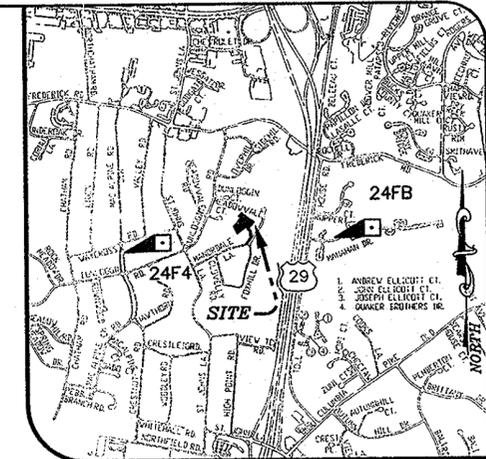


**FRONTAGE DETAIL**

SCALE: 1"=20'

**GENERAL NOTES:**

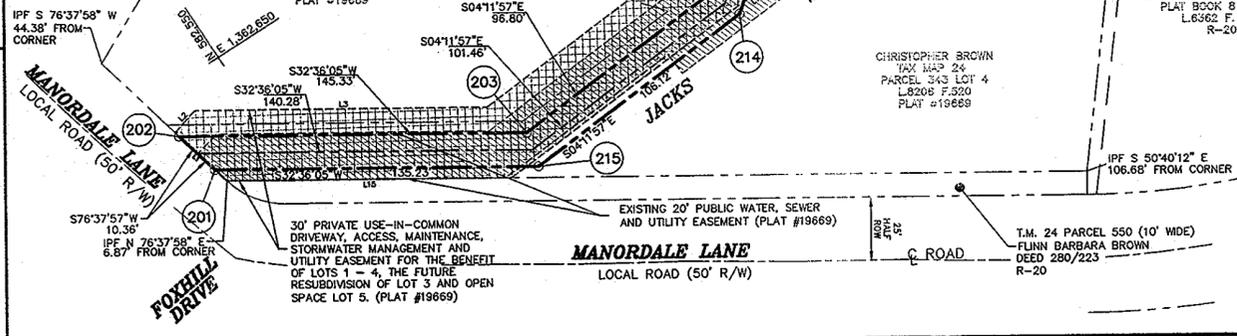
- TAX MAP 24 PARCEL 343 LOT 3
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS OF 7/28/2006.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY MILDENBERG, BOENDER & ASSOCIATES, INC. THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24FB
- STATION NO. 24F4 N 582298.617 ELEVATION 386.187  
E 1360570.97
- STATION NO. 24FB N 582652.098 ELEVATION 422.571  
E 1364255.93
- IPF DENOTES AN IRON PIN OR IRON PIPE FOUND (IPF)
- OC DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE
- CM DENOTES CONCRETE MONUMENT FOUND



VICINITY MAP ADC MAP 12 GRIDS C 9-10  
SCALE: 1"=2000'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 76°37'57" W	29.98'
L2	S 15°01'15" E	12.37'
L3	N 32°36'05" E	122.10'
L4	S 04°11'57" E	154.35'
L5	N 49°17'32" W	75.35'
L6	N 50°37'39" E	9.67'
L7	N 39°22'21" W	24.00'
L8	S 40°20'09" W	15.57'
L9	S 19°45'09" W	15.57'
L10	S 00°49'50" E	15.57'
L11	S 76°00'29" W	17.82'
L12	S 13°59'31" E	36.19'
L13	N 49°17'32" W	89.27'
L14	N 04°11'57" W	176.71'
L15	N 32°35'36" E	118.91'
L16	N 33°49'38" W	124.67'
L17	S 40°49'15" W	12.63'
L18	S 34°01'00" E	116.66'
L19	N 00°49'50" W	4.77'
L20	S 19°45'09" W	12.38'



- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON NOVEMBER 2002 (PROVIDED UNDER F-03-073).
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 1.414 ACRES ±
- MINIMUM LOT SIZE = 28,479 SQUARE FEET
- NUMBER OF PROPOSED BUILDABLE LOTS = 2
- OPEN SPACE PROVIDED UNDER F-03-073.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT 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) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- EXISTING STRUCTURE LOCATED 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 REQUIRE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER SYSTEM WILL BE UTILIZED VIA WATER AND SEWER CONTRACT NO. 14-4298-D.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PERIMETER LANDSCAPING FOR THIS SUBDIVISION SHALL BE PROVIDED AS SHOWN ON THE CERTIFIED SUPPLEMENTAL/LANDSCAPING PLAN ON FILE WITH THIS FINAL PLAN F-08-112. POSTING OF SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PROVIDED UNDER F-03-073.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-03-073 BY THE PLACEMENT OF 3.24 ACRES OF EXISTING FOREST INTO AN OFF-SITE FOREST CONSERVATION EASEMENT LOCATED ON THE HIMMELL FOREST RETENTION BANK PROPERTY (SDP-05-132) AT A 2:1 RATIO. NO SURETY IS REQUIRED.
- NO GRADING, DISTURBANCE OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE STREAM OR STREAM BANK BUFFER.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 - 4, THE FUTURE RESUBDIVISION OF LOT 3 & OPEN SPACE LOT 5 WAS RECORDED UNDER F-03-073, L. 10980 F. 632.
- SWM IS PROVIDED VIA THE USE OF GRASS CHANNEL CREDIT AND RAINGARDENS (PROVIDED UNDER F-03-073). SWM FOR LOT 7 IS PROVIDED VIA THE USE OF RAINGARDENS AND NON-ROOFTOP DISCONNECTIONS.
- THE HOMEOWNER ASSOCIATION DOCUMENTS WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JULY 20, 2007 AS RECORDING REFERENCE NUMBER D12045381.
- THE EXISTING PRIVATE PEDESTRIAN ACCESS EASEMENT (PLAT #19669) WILL BE RELOCATED WITH THE RECORDED OF THIS PLAT.
- THE EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT #19669) WILL BE EXPANDED TO INCLUDE A TURN AROUND AREA ON LOT 6 & 7 AS SHOWN ON THIS FINAL PLAN. A REVISED USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY AND PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 5 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- WATER AND SEWER SERVICE TO THIS LOT 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.

**OWNER'S STATEMENT**

I, CHRISTOPHER BROWN (LOTS 1, 2, 4, 6 & 7) AND MANORDALE PROPERTY HOMEOWNERS ASSOCIATION, INC. (OPEN SPACE LOT 5), 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23 DAY OF Sept 2008

*Christopher Brown*  
CHRISTOPHER BROWN (OWNER)  
WITNESS  
*Christo B*  
CHRISTOPHER BROWN (PRESIDENT)

1. NOTE: THE PRIOR PROPERTY CO-OWNER, KAREN KOMISAREK BROWN DIED ON MARCH 22, 2008. SEE DEED DATED MARCH 8, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08206, FOLIO 520 FROM CHRISTOPHER L. BROWN TO CHRISTOPHER L. BROWN AND KAREN KOMISAREK BROWN/K/A/ KAREN KOMISAREK BROWN) AS TENANTS BY THE ENTIRETY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 3 OF THE PARCEL OF LAND, CONVEYED BY CHRISTOPHER L. BROWN TO CHRISTOPHER L. BROWN AND KAREN KOMISAREK BY DEED DATED MARCH 8, 2004, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8206 FOLIO 520, 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.



*G. Scott Shanaberger*  
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849  
DATE: 10/24/08

RECORDED AS PLAT 20289 ON 10/24/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MANORDALE PROPERTY**  
LOTS 6 & 7  
A RESUBDIVISION OF LOT 3, PLAT NO. 19669  
SHEET 1 OF 1

TAX MAP 24 PARCEL 343 LOT 3 3709 JACKS WAY  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20  
SCALE: 1"=50' DATE: SEPTEMBER 2008 DPZ FILE NOS: F-03-073 F-08-111, F-08-112

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax (410) 997-0298 Fax