

COORDINATES TABLE

POINT #	NORTHING	EASTING
1	568868.9212	1367862.6390
2	568706.9038	1367730.3501
3	568578.7845	1367883.8115
4	568737.6049	1368013.4900

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

LAND DEDICATED TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD

OWNER
 JUDY PRICE
 8419 HORSESHOE RD
 ELLICOTT CITY, MD. 21043
 C/O MILDENBERG, BOENDER & ASSOCIATES
 6800 DEERPATH ROAD, SUITE 150
 ELKBRIDGE, MD 21075
 (410) 997-0296

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

 GARY E. LANE, PROP. L.S. 08/01/12 DATE

 JUDY PRICE, OWNER 08/01/12 DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	0.84 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0.11 AC±
TOTAL AREA OF SUBDIVISION	0.95 AC. ±

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

Peter B. Silenon 8/21/2012 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kert Shumacher 8/23/12 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kert Shumacher 8/23/12 DATE
 DIRECTOR

OWNER'S STATEMENT

I, JUDY PRICE, OWNER 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 1st DAY OF AUGUST, 2012

JUDY PRICE, OWNER

 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CATHERINE E. MAGROGAN, BY TERESA ELLEN ACRA, HER ATTORNEY-IN-FACT TO JUDY L. PRICE BY A DEED DATED SEPTEMBER 4, 2009 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12047 FOLIO 422; 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.

GARY E. LANE, PROP. L.S. NO. 574 08/01/12 DATE
 EXPIRATION: 03/21/13

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 61 TO CREATE LOTS 1 AND 2

RECORDED AS PLAT 22055 ON 8/24/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PRICE PROPERTY
 LOTS 1 & 2

SHEET 1 OF 1

TAX MAP 31 2ND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL 61 HOWARD COUNTY, MARYLAND DATE: JULY 2012
 GRID 13 EX. ZONING R-20
 DPZ FILE#S: SDP-12-066

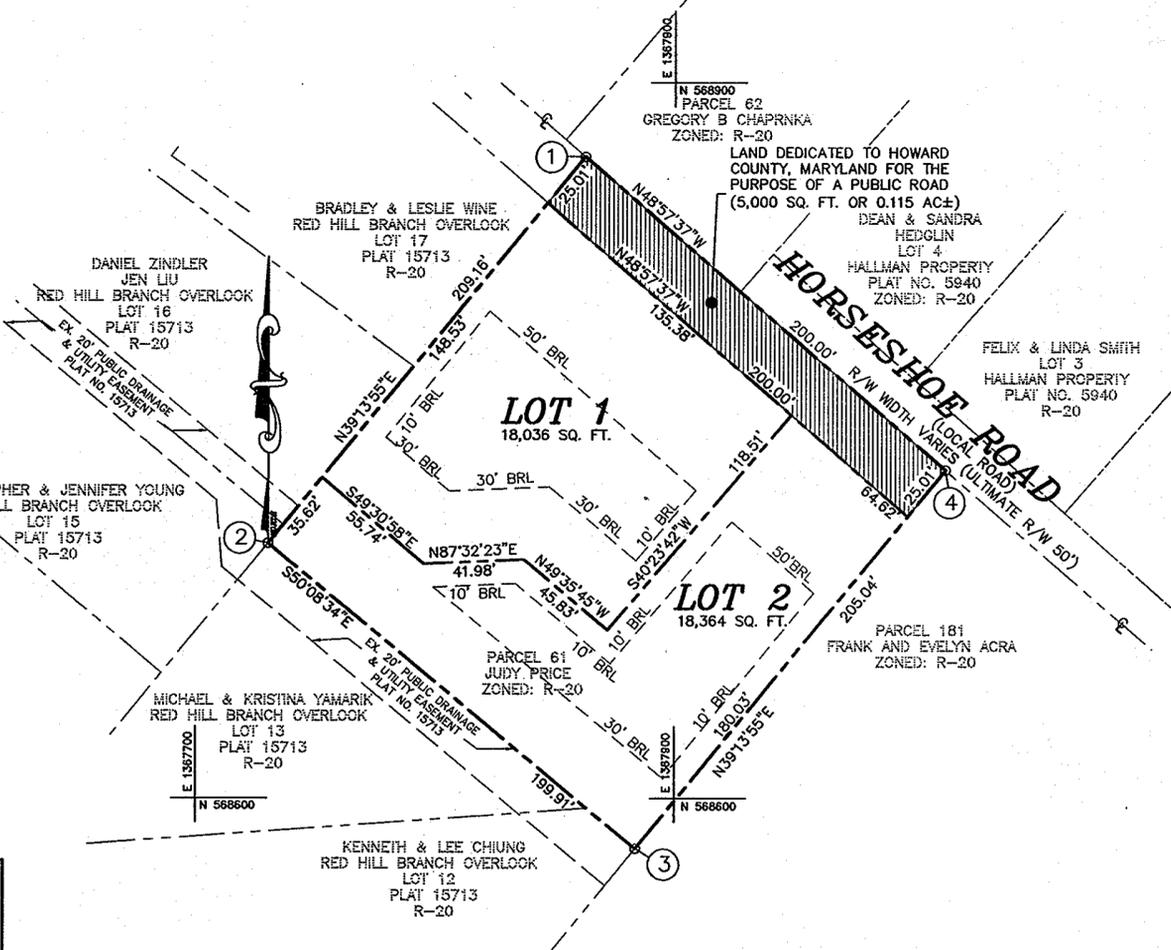
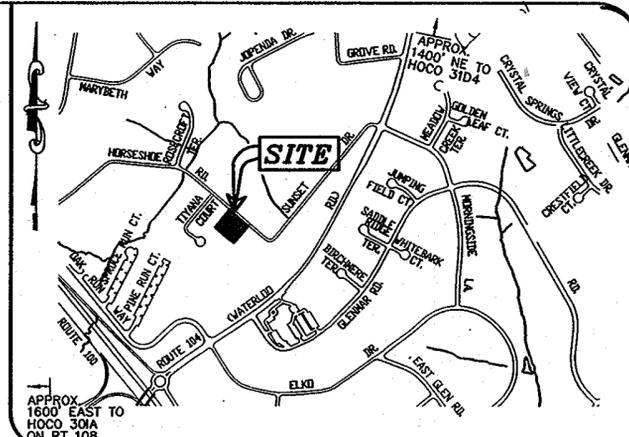
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075
 (410) 997-0286 Balt. (410) 997-0298 Fax

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- PROJECT BACKGROUND:
 TAX MAP : 31
 PARCEL : 61 GRID: 13
 DEED REFERENCE: LIBER 12047 FOLIO 422
 ELECTION DISTRICT : SECOND
 ZONING : R-20
 AREA : 41,400 SQ. FT. OR 0.95 ACRES
 ADDRESS: 8419 HORSESHOE ROAD
 ELLICOTT CITY, MD 21043
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT JUNE 2011.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 301A AND 31D4.
 STA. 301A N567750.955, E1364842.701 EL.499.821
 STA. 31D4 N571700.681, E1369606.396 EL.495.181
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 □ DENOTES CONCRETE MONUMENT FOUND
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- PUBLIC WATER AND SEWER WILL BE UTILIZED, (CONT. NO. 64-W & 302-S).
- NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
- LANDSCAPING WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE.
- 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 RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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 PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 1 NEW LOT, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU FOR THE AMOUNT OF \$1,500.00.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) 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.

VICINITY MAP

SCALE: 1"=2000'
 ADC MAP 4936, B-4



11-008 PRICE.dwg\FINAL PLAN.dwg