

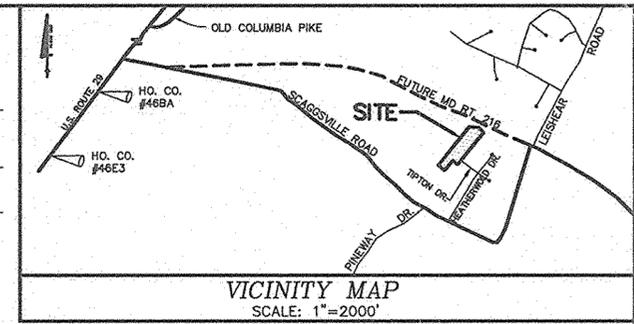
NAD 83 COORDINATE LIST		
NO.	NORTH	EAST
1	536833.9180	1345904.1283
2	536893.6506	1345939.2284
3	536654.3092	1346081.4040
4	536611.2269	1346056.0325
5	536618.3649	1346045.7741
6	536666.0695	1346065.1193
7	536559.5292	1346025.5872
8	536805.9039	1345912.0316
9	536619.4799	1345960.1533
16	536497.5656	1345706.4811
53	537154.5194	1346375.9825
54	537160.2313	1346362.5026
55	537224.7762	1346280.9171
65	537210.6533	1346125.5053
71	536612.8216	1345935.2684
136	536429.7930	1345827.4808

GENERAL NOTES:

1. **IPF** DENOTES 3/8" X 30" PIPE OR STEEL MARKER FOUND (IPF).
■ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 468A AND 46E3.
3. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
4. BRL INDICATES BUILDING RESTRICTION LINE.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM BUFFER, AND FOREST CONSERVATION AREAS.
7. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE THREE BUILDING LOTS.
8. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ON THE FLAG OR PIPESTEM DRIVEWAY. PIPE STEM LOT DRIVEWAY.
9. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY T.S.A. GROUP, INC. DATED OCTOBER 1993.
10. NO FOREST CONSERVATION PLANTING SHALL BE ALLOWED IN EX. 20' SEWER EASEMENT.
11. MAINTENANCE AGREEMENT FOR THE USE-IN COMMON DRIVEWAYS FOR LOTS 1-3 WAS RECORDED ON 7-20-95 IN LIBER 3523 AT FOLIO 664.
12. THERE ARE NO 100 YEAR FLOODPLAIN REQUIREMENTS ASSOCIATED WITH THIS STREAM.
13. MAINTENANCE OF OPEN SPACE IS AS SET FORTH IN THE ARTICLES OF INCORPORATION WHICH WERE RECORDED ON 3/13/95 AS L-3100-F0922 AMONG THE STATE OF MARYLAND, DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
14. THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 7/17/95 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-9396-D WAS FILED AND ACCEPTED.
15. NO PLANTING OR ANY TYPE OF STRUCTURES TO BE PLACED WITHIN THE PUBLIC SIGHT DISTANCE EASEMENT IN LOT 1 OF THIS PLAT.

THE REQUIREMENTS 9-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPEALMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIANT WITH:

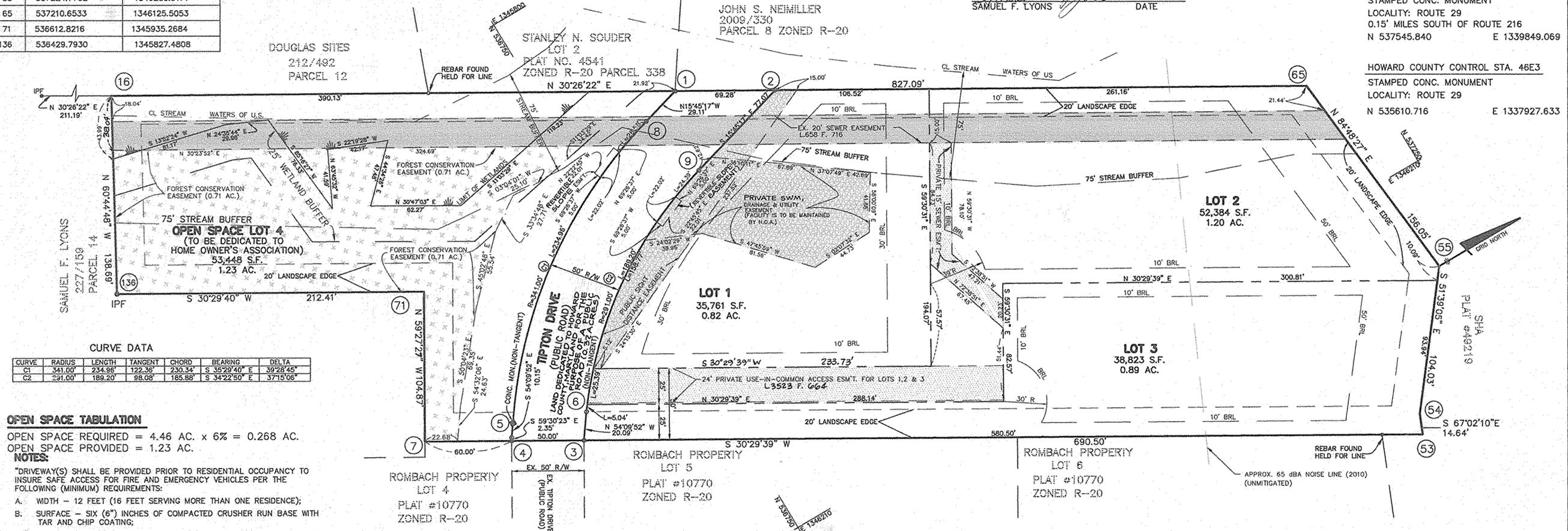
Samuel F. Lyons 5-16-95
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224 DATE
 SAMUEL F. LYONS NAME OF OWNER: *Samuel F. Lyons*
 SIGNATURE OF OWNER: *Samuel F. Lyons* 5-17-95 DATE



BENCH MARKS

HOWARD COUNTY CONTROL STA. 468A
 STAMPED CONC. MONUMENT
 LOCALITY: ROUTE 29
 0.15' MILES SOUTH OF ROUTE 216
 N 537545.840 E 1339849.069

HOWARD COUNTY CONTROL STA. 46E3
 STAMPED CONC. MONUMENT
 LOCALITY: ROUTE 29
 N 535610.716 E 1337927.633



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	341.00'	234.96'	122.36'	230.34'	S 35°29'40" E	38°52'45"
C2	291.00'	189.20'	88.09'	165.88'	S 34°22'50" E	37°15'06"

OPEN SPACE TABULATION

OPEN SPACE REQUIRED = 4.46 AC. x 6% = 0.268 AC.
 OPEN SPACE PROVIDED = 1.23 AC.

- NOTES:**
- "DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MINIMUM OVERHEAD CLEARANCE = 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.91 AC.±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	1.23 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.32 AC
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED	4.46 AC.±

FOREST CONSERVATION EASEMENT NOTE

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOT 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND."

NOTE: F.C.E. SYMBOL

THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	1.20 AC.	0.23 AC.	0.97 AC.	0	0	0.97 AC.
3	0.89 AC.	0.17 AC.	0.72 AC.	0	0	0.72 AC.

OWNER:
 SAMUEL F. & ELSIE K. LYONS
 10688 SCAGGSVILLE ROAD
 LAUREL, MARYLAND 20723

ENGINEER:
T S A GROUP INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-6105

APPROVED: FOR PUBLIC WATER AND SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY.

Joseph M. Boyd 8-2-95
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. Mason 7/31/95
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Joseph S. Smith 8/3/95
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SAMUEL F. LYONS AND ELSIE K. LYONS, HIS WIFE BY DEED DATED FEBRUARY 24, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3177 AT FOLIO 342 AND THAT ALL MONUMENTS ARE IN PLACE, OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Peter J. Dare 5-16-95
 PETER J. DARE MARYLAND PROPERTY LINE SURVEYOR #224 DATE

OWNER'S DEDICATION

WE SAMUEL F. LYONS AND ELSIE K. LYONS OWNERS OF THE PROPERTY SHOWN 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 ONTO 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 17TH DAY OF MAY 1995

Samuel F. Lyons
 SAMUEL F. LYONS

Elsie K. Lyons
 ELSIE K. LYONS

Donald Mason
 WITNESS

RECORDED AS PLAT 11830 ON 8/9/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TIPTON MANOR
 LOTS 1 THROUGH 4

TAX MAP 46-PARCEL 15
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

PREVIOUS FILES: SP-95-03, F-95-132

TAX MAP NO. 46
 PARCEL NO. 15
 ZONED: R-20

SCALE: 1" = 50'
 DATE: MARCH, 1995
 SHEET: 1 OF 1

F95.132