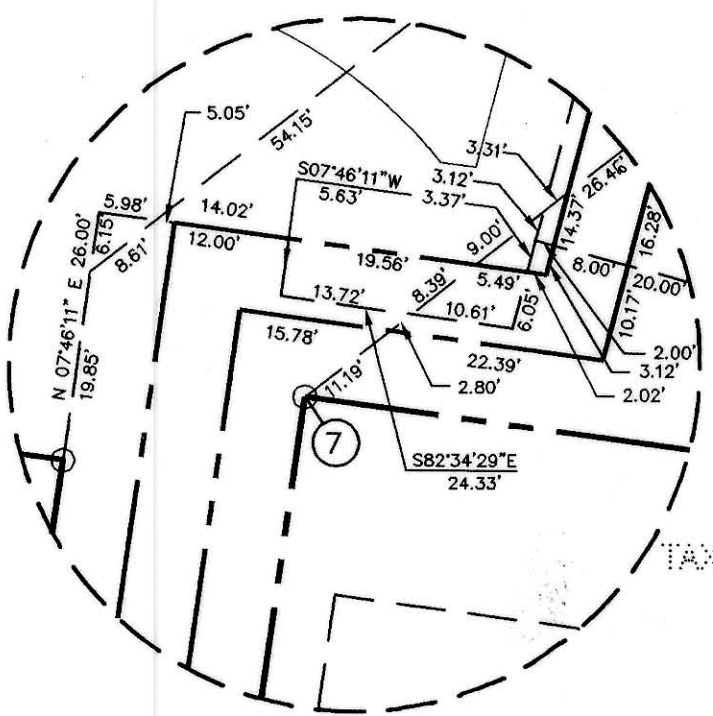


COORDINATE LIST		
NO.	NORTH	EAST
2	589,834.284	1,342,505.469
3	589,848.718	1,342,394.711
5	589,711.690	1,342,488.742
6	589,821.706	1,342,679.364
7	589,841.091	1,342,530.620
8	589,708.542	1,342,512.535
2012	590,270.059	1,342,740.541

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	21,870 SQ. FT.	1,376 SQ. FT.	20,494 SQ. FT.
4	24,658 SQ. FT.	2,886 SQ. FT.	21,772 SQ. FT.
5	21,010 SQ. FT.	990 SQ. FT.	20,020 SQ. FT.

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



DETAIL A
SCALE: 1" = 20'

OWNER/DEVELOPER
CHARLES E. FISCHER & MARGARET A. FISCHER
117 CALHOUN STREET
EDGEWATER, MD 21037-1634

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.

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.

John B. Miltenberg 7/19/00
JOHN B. MILTENBERG, SURVEYOR
Charles E. Fischer 7/16/00
CHARLES E. FISCHER, OWNER
Margaret A. Fischer 7/16/00
MARGARET A. FISCHER, OWNER

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,5504 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	1,5504 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	1,5504 AC±

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

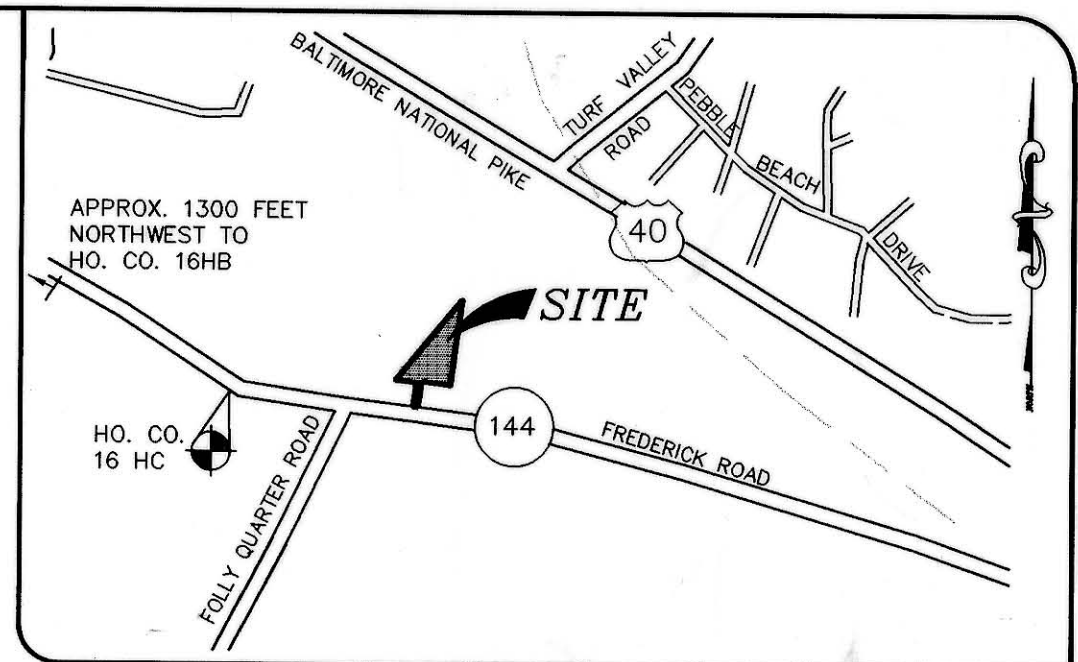
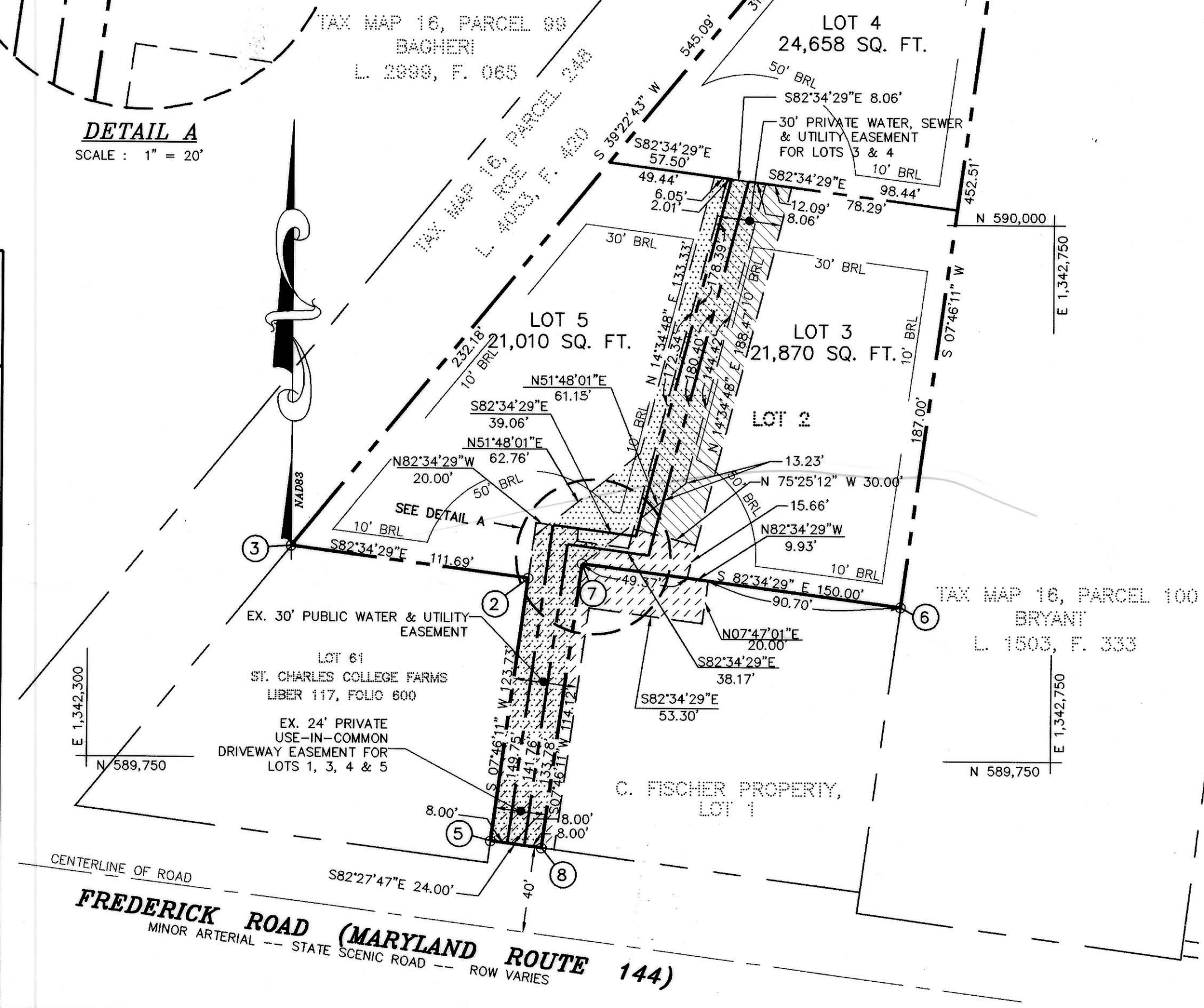
Diane Matyszak 8/3/00
DIANE MATYSZAK, HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles E. Fischer 8/25/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Joseph Smith 9/7/00
DIRECTOR

- 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 TO THE PIPESTEM LOT DRIVEWAY.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES AN EXISTING PUBLIC WATER, SEWER, & UTILITY EASEMENT.
- DENOTES AN EXISTING PRIVATE WATER, SEWER, & UTILITY EASEMENT.
- THE EXISTING HOUSE ON LOT 3, KNOWN AS 11000 FREDERICK ROAD, ELLICOTT CITY, MD 21042, IS TO REMAIN.
- EXISTING WELL AND SEPTIC FIELD FOR THE EXISTING HOUSE ON LOT 3 IS TO BE PROPERLY ABANDONED WITHIN 90 DAYS OF RECORDATION OF THIS PLAT AND DOCUMENTATION SUBMITTED TO HOWARD COUNTY HEALTH DEPARTMENT.
- A Use-in-Common Access & Maintenance Agreement for the Shared Driveway is recorded in the Land Records of Howard County.



GENERAL NOTES SCALE 1"=1000'

- TAX MAP: 16, PARCEL: 100, BLOCKS: 22 & 23, LOT: 60.
- SUBJECT PROPERTY ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. THE SUBJECT PROPERTY IS BEING DEVELOPED UNDER THE REQUIREMENTS FOR THE R-20 ZONING DISTRICT, IN ACCORDANCE WITH SECTION 107.G OF THE ZONING REGULATIONS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 1999 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 16HB AND 16HC.
STA. No. 16HB N 590,962.167 ELEV. 540.86
E 1,339,485.026
STA. No. 16HC N 589,780.926 ELEV. 449.46
E 1,341,530.114
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- 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.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. THE EXISTING WELL AND SEPTIC FIELD ARE TO BE ABANDONED AND CONNECTIONS TO PUBLIC WATER AND SEWER ARE TO PROVIDED.
- NO WETLANDS OR FLOODPLAIN EXISTS ON-SITE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES OVER 20,000 SQ. FT. EXIST ON-SITE.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR QUANTITATIVE CONTROL.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION UNDER F-00-12, C. FISCHER PROPERTY, LOTS 1 & 2.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD. ALL HOUSES ARE TO FACE FREDERICK ROAD IN ACCORDANCE WITH SECTION 16.125(b)(1)(iv) OF THE SUBDIVISION REGULATIONS.
- AREA OF SUBDIVISION = 1.5504 Ac. ±
AREA OF THE SMALLEST LOT = 20,020 SQ. FT. (MINIMUM LOT AREA)
- 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 (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% 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 DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE PLAT OF THE SUBDIVISION OF LOTS 1 & 2 (F-00-12) IS SUBJECT TO WP-00-115 WHICH THE PLANNING DIRECTOR APPROVED ON JULY 5, 2000 A REQUEST TO WAIVE SECTION 16.144.q.(6) TO REACTIVATE FINAL PLAN APPLICATION F-00-12.
APPROVAL IS SUBJECT TO FOLLOWING CONDITIONS:
1. PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE APPROVAL WITHIN 180 DAYS OF THE DATE OF ACTION ON THIS WAIVER.
2. THIS WAIVER APPLICATION SHALL BE REFERENCED ON THE FINAL PLAT, ALL PERMIT APPLICATIONS, AND ON ANY FUTURE PLANS FOR THE SUBJECT PROPERTY.
3. A RESIDENTIAL USE-IN-COMMON DRIVEWAY PERMIT SHALL BE OBTAINED FROM THE STATE HIGHWAY ADMINISTRATION PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY NEW DWELLING.

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE C. FISCHER PROPERTY, LOT 2 INTO C. FISCHER PROPERTY, LOTS 3 THRU 5.

OWNER'S STATEMENT

WE, CHARLES E. FISCHER AND MARGARET A. FISCHER, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF July 2000
Charles E. Fischer
CHARLES E. FISCHER
Margaret A. Fischer
MARGARET A. FISCHER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES E. FISCHER TO CHARLES E. FISCHER AND MARGARET A. FISCHER BY DEED DATED NOVEMBER 21, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4274 AT FOLIO 0515 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Miltenberg 7/19/00
JOHN B. MILTENBERG, SURVEYOR
STATE OF MARYLAND
LIBER NO. 10718

RECORDED AS PLAT 14425 ON 9/19/00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

C. FISCHER PROPERTY,
LOTS 3 THRU 5
A RESUBDIVISION OF
C. FISCHER PROPERTY, LOT 2
SHEET 1 OF 1

TAX MAP 16 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL 100 HOWARD COUNTY, MARYLAND DATE: OCT 1999
BLOCK 22 & 23 EX. ZONING R-ED DPZ FILE NOS.
LOT 2

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.