

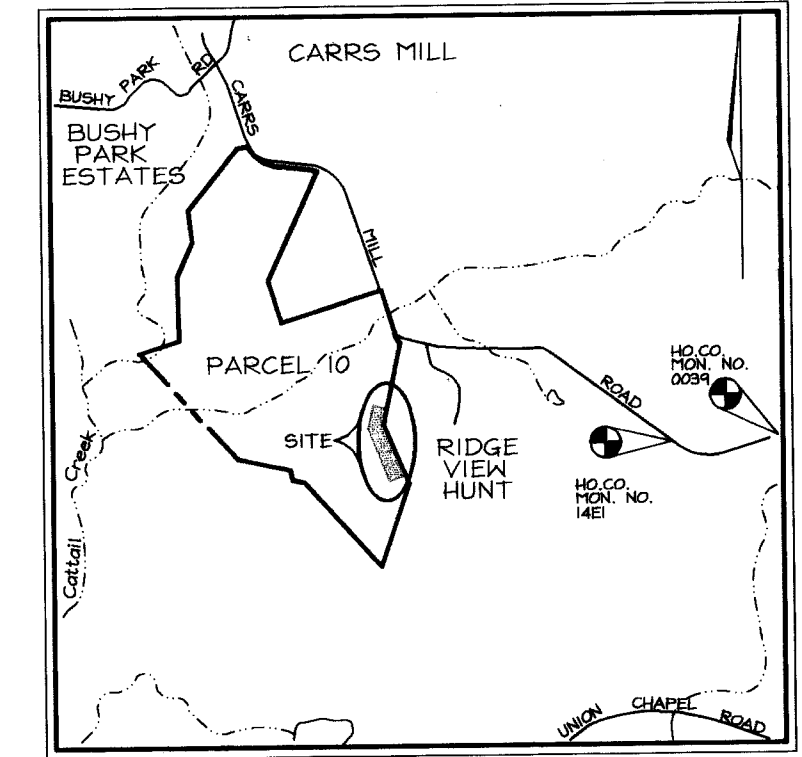
GENERAL NOTES

- SITE REFERENCE: L.1449 / F.095
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY VOGEL & ASSOCIATES INC., ON OR ABOUT FEBRUARY 15, 1999.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
14E1 (N) 596,213.618 (E) 1,301,991.897
0039 (N) 595,722.834 (E) 1,306,481.672
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- FOR LOTS 3,4,5, AND PARCEL 10, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE USE IN COMMON ACCESS EASEMENT AND CARRS MILL ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE INDIVIDUAL LOT'S DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY FOR A NEW RESIDENTIAL DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GRASS 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.
- LOTS 3, 4, AND 5 ARE BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE SUBDIVISION OF LOTS WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT.

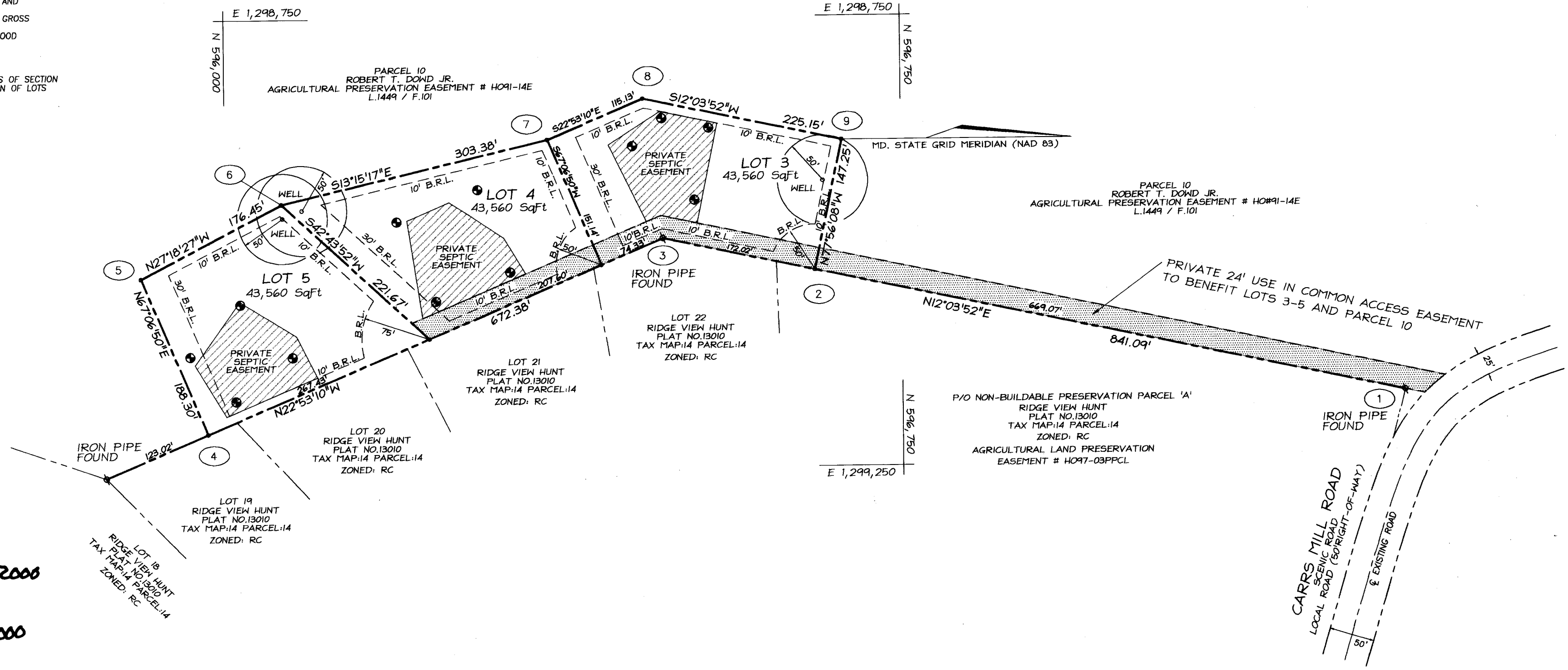
GENERAL NOTES (CONT)

- DUE TO AVERAGE LOT SIZE, THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THIS SUBDIVISION IS EXEMPT FROM PLATTING THE RESIDUE PROPERTY (PARCEL 10) PER SECTION 16.102(d)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (AGRICULTURAL PRESERVATION SUBDIVISIONS).
- PERIMETER LANDSCAPING REQUIREMENTS FOR LOTS 3, 4, AND 5 ARE SHOWN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS FINAL PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1,500.00 (\$300.00 PER TREE) FOR LOT 5, LOTS 3 & 4 **RECEIVED CREDIT** FOR EXISTING VEGETATION.
- NO OPEN SPACE REQUIREMENTS EXIST FOR THIS SUBDIVISION PER SECTION 16.121(c)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM PER SECTION 16.120(b)(1)(v) OF THE COUNTY CODE AS IT RELATES TO AGRICULTURAL PRESERVATION SUBDIVISIONS.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION PROGRAM.
- THERE ARE NO WETLANDS OR FLOODPLAIN LOCATED WITHIN LOTS 3, 4, AND 5.
- THIS SUBDIVISION FULFILLS THE MINIMUM FRONTAGE REQUIREMENT IN ACCORDANCE WITH SECTION 16.120(c)(2)(vi) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. LOTS 3, 4, 5 AND PARCEL 10 WILL DERIVE ACCESS TO CARRS MILL ROAD BY MEANS OF A PRIVATE USE-IN-COMMON ACCESS EASEMENT CONTAINING A SHARED DRIVEWAY.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 3, 4, 5 AND PARCEL 10 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- NO EXISTING STRUCTURES ARE LOCATED WITHIN 60 FEET OF THE PROPERTY LINES OF LOTS 3-5.
- REFERENCE WP-00-62 APPROVED JANUARY 18, 2000 ALLOWING A WAIVER TO SECTION 16.145 WHICH REQUIRES THE SUBMISSION OF A SKETCH PLAN AND SECTION 16.146 WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY PLAN SUBJECT TO THE INSTALLATION OF A T-TURNAROUND PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 597307.6438	E 1299171.6134
2	N 596653.3462	E 1299031.7703
3	N 596485.1304	E 1298995.8175
4	N 595979.0163	E 1299209.4643
5	N 595905.7882	E 1299035.9920
6	N 596062.5727	E 1298955.0431
7	N 596357.8744	E 1298885.4829
8	N 596463.9423	E 1298840.7083
9	N 596684.1239	E 1298887.7677



VICINITY MAP
SCALE: 1"=2000'



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 1/19/2000
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

Robert Timothy Dowd, Jr. 1-20-2000
ROBERT TIMOTHY DOWD, JR. DATE
(INDIVIDUAL)

Robert Timothy Dowd, Jr. 1-20-2000
ROBERT TIMOTHY DOWD, JR. DATE
(TRUSTEE)

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.00 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.00 AC
TOTAL AREA OF LOTS TO BE RECORDED:	3.00 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.00 AC
TOTAL AREA TO BE RECORDED:	3.00 AC



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

OWNER/DEVELOPER

ROBERT TIMOTHY DOWD, JR.
15535 CARRS MILL ROAD
WOODBINE, MARYLAND 21797

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Dore H. Hester 2/2/00
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph Smith 2/11/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Joseph Smith 2/11/00
DIRECTOR DATE

OWNER'S CERTIFICATE

I, ROBERT TIMOTHY DOWD, JR. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOODPLAIN, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 20 DAY OF JANUARY, 2000.

Robert Timothy Dowd, Jr.
ROBERT TIMOTHY DOWD, JR. (INDIVIDUAL)
Robert Timothy Dowd, Jr.
ROBERT TIMOTHY DOWD, JR. (TRUSTEE)

Michael D. Martin
WITNESS
Michael D. Martin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY KATHLEEN T. DOWD TO ROBERT TIMOTHY DOWD, JR. BY DEED DATED FEBRUARY 27, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 1449 AT FOLIO 095.

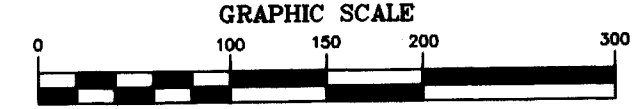
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN CONFORMANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 1/19/2000
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND LICENSE NO. 10884

RECORDED AS PLAT NO. 14113 ON 2/12/2000
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DOWD PROPERTY LOTS 3, 4 AND 5

REF: F-84-57, F-90-134, WP-00-62
ZONED: RC-DEO
TAX MAP NO:14 GRID:2 PARCEL NO:10
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 20, 2000



SCALE: 1"=100'
SHEET 1 OF 1
F 00-61

F-00-61