

GENERAL NOTES

- DEED REFERENCE: L5108 / F.043
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES INC., ON OR ABOUT DECEMBER 15, 1999.
- THE BEARINGS SHOWN ON THIS PLAT 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:
24AA (N) 587,380.458 (E) 1,352,603.488
24B5 (N) 586,956.233 (E) 1,356,570.840
- BRL DENOTES BUILDING RESTRICTION LINE.
● DENOTES IRON PIN W/CAP SET
○ DENOTES IRON PIPE OR IRON BAR FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
■ DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12' FEET (14' 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 GROSS TONS (425-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.
- NO WETLANDS EXIST ON SITE
- NO FLOODPLAINS EXIST ON SITE
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND BETHANY LANE RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- IN ACCORDANCE WITH SECTION 16.124(C) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH SUPPLEMENTAL PLANTING AROUND THE ENTIRE PERIMETER OF THE SITE EXCEPT LOT 1. LOT 1 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS SINCE AN EXISTING DWELLING IS TO REMAIN AN APPROVED LANDSCAPE PLAN IS ON FILE FOR THIS SUBDIVISION. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE PLANTING IN THE AMOUNT OF \$5,700.00 FOR THE REQUIRED 19 SHADE TREES MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION (\$1,500.00 FOR LOT 2, \$1,500.00 FOR LOT 3 AND \$2,700.00 FOR LOT 4).
- WATER AND SEWER SERVICE TO LOTS 1 THROUGH 4 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. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 113-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-1067-S.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-4 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5125 AT FOLIO 0218.
- THE EXISTING HOUSE 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.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 (\$1,500.00 FOR EACH NEW LOT) WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$ 5,488.56 FOR THE 0.42 ACRES OF AFFORESTATION OBLIGATION WHICH HAS BEEN PAID INTO THE CONSERVATION FUND.
- STORMWATER MANAGEMENT FOR LOTS 1-4 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH INDIVIDUAL LOT.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THE SUBJECT PROPERTY.

THE REQUIREMENTS § 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.

Mark C. Martin 8/1/2000
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

Michael Pfauf 7/26/00
MICHAEL PFAU, PRESIDENT

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS

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GENERAL NOTES (CONT)

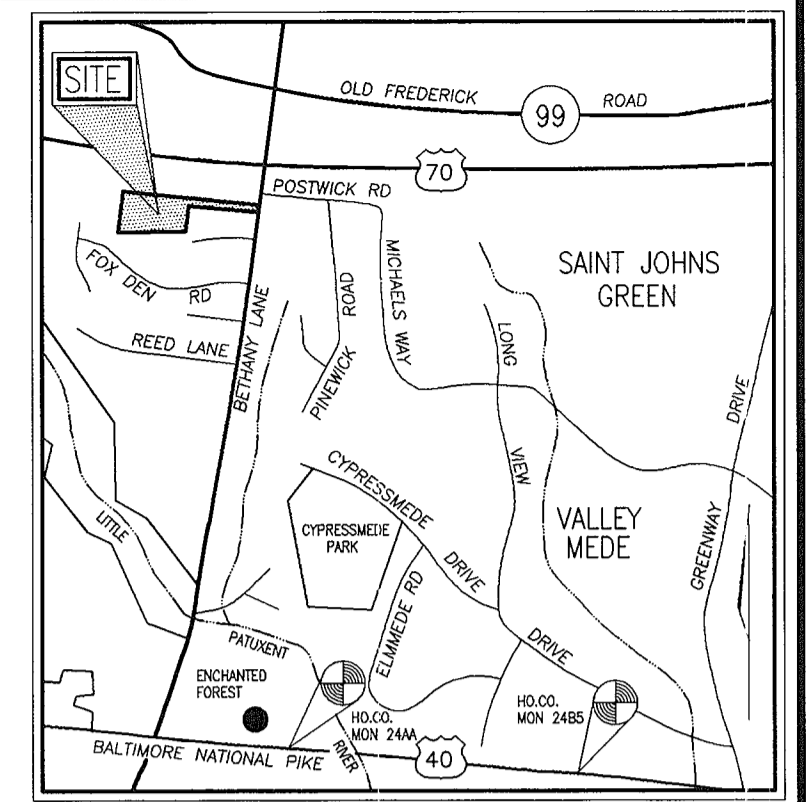
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER AND SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 4. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- EXISTING SEPTIC TO BE ABANDONED WHEN THE PUBLIC SEWER INSTALLATION IS COMPLETE. LOT 1 WILL UTILIZE PUBLIC SEWER.

MINIMUM LOT SIZE CHART

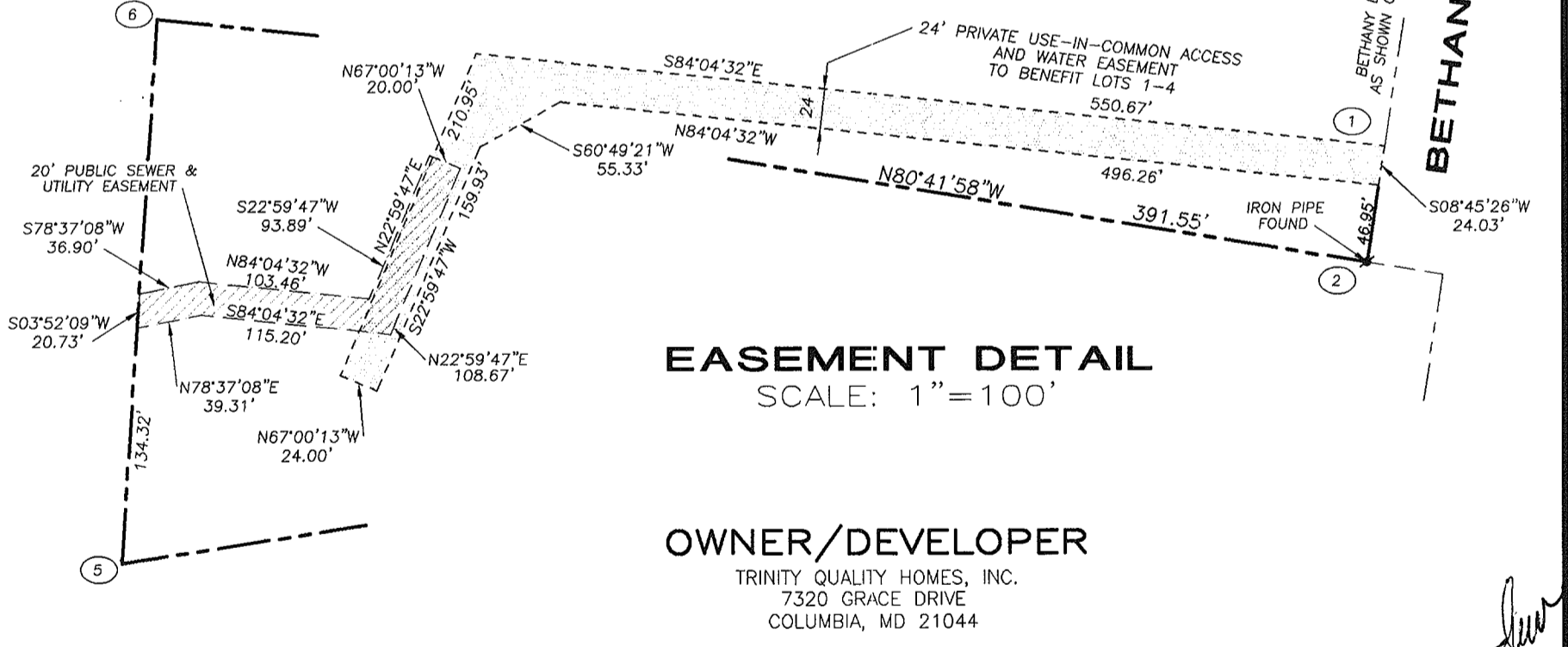
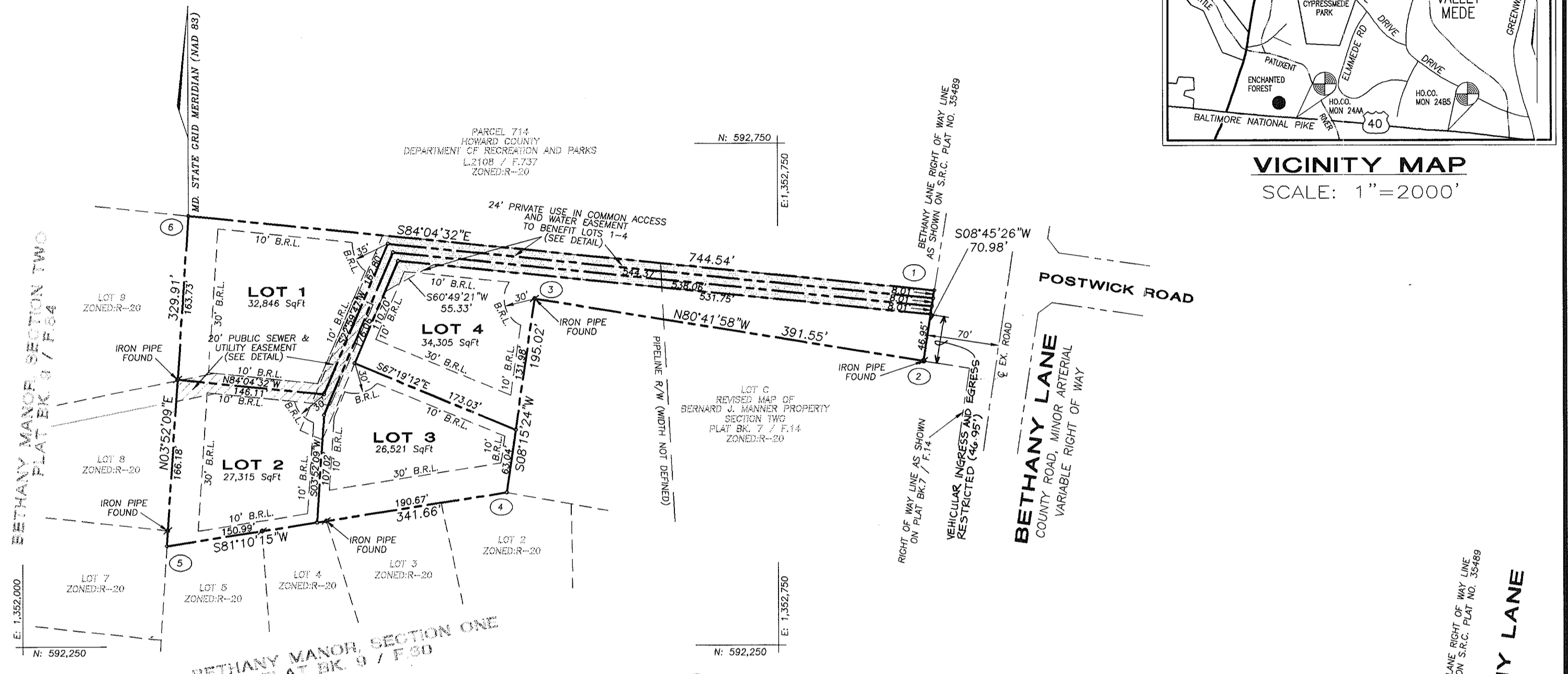
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	32,846	4,357	28,489
2	27,315	5,608	21,707
3	26,521	5,188	21,333
4	34,305	13,877	20,428

COORDINATE TABLE

POINT	NORTH	EAST
1	N 592602.6686	E 1352905.4609
2	N 592532.5164	E 1352894.6545
3	N 592595.7962	E 1352508.2520
4	N 592402.7998	E 1352480.2463
5	N 592350.3592	E 1352142.6355
6	N 592679.5172	E 1352164.8975



VICINITY MAP
SCALE: 1"=2000'



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF 100 YEAR FLOODPLAIN:	0 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.7775 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.7775 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0 AC
TOTAL AREA TO BE RECORDED:	2.7775 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Dione Matusyak, M.D., MPH 8/1/00
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 8/9/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION CS DATE

Mark C. Martin 8/17/00
DIRECTOR KS DATE

OWNER'S CERTIFICATE

WE, TRINITY QUALITY HOMES, INC., A MARYLAND CORPORATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 RIGHTS-OF-WAY 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 FLOOD PLAINS 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 FLOOD PLAINS, 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 26th DAY OF JULY, 2000.

Michael Pfauf 7/26/00
TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

Jim Keane 7/26/00
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE RESIDUAL LAND CONVEYED BY BRUCE F. TUXILL AND KAREN S. TUXILL TO TRINITY QUALITY HOMES, INC. A MARYLAND CORPORATION BY DEED DATED MAY 26, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5108 AT FOLIO 043.

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

Mark C. Martin 8/1/2000
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO. 14390 ON 8/18/00
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BETHANY ESTATES
LOTS 1-4

ZONED: R-20
TAX MAP NO:17 BLOCK:14 PARCEL NO:446
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 27, 2000

GRAPHIC SCALE
0 100 150 200 300

SCALE: 1"=100'
SHEET 1 OF 1
F-00-99

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