

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 559830.1310	E 1385894.1352
2	N 559697.8354	E 1385955.1798
3	N 559691.6387	E 1385941.5196
4	N 559589.2710	E 1385988.7547
5	N 559452.7637	E 1385704.7296
6	N 559452.7637	E 1385704.7296

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	14,940	497	14,443
3	16,410	993	15,417
4	13,753	1,053	12,700

24' PRIVATE USE-IN COMMON ACCESS EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
1	N64°34'44"E	24.01'
2	S27°18'22"E	204.73'
3	S62°41'38"W	24.00'
4	N27°18'22"W	205.52'

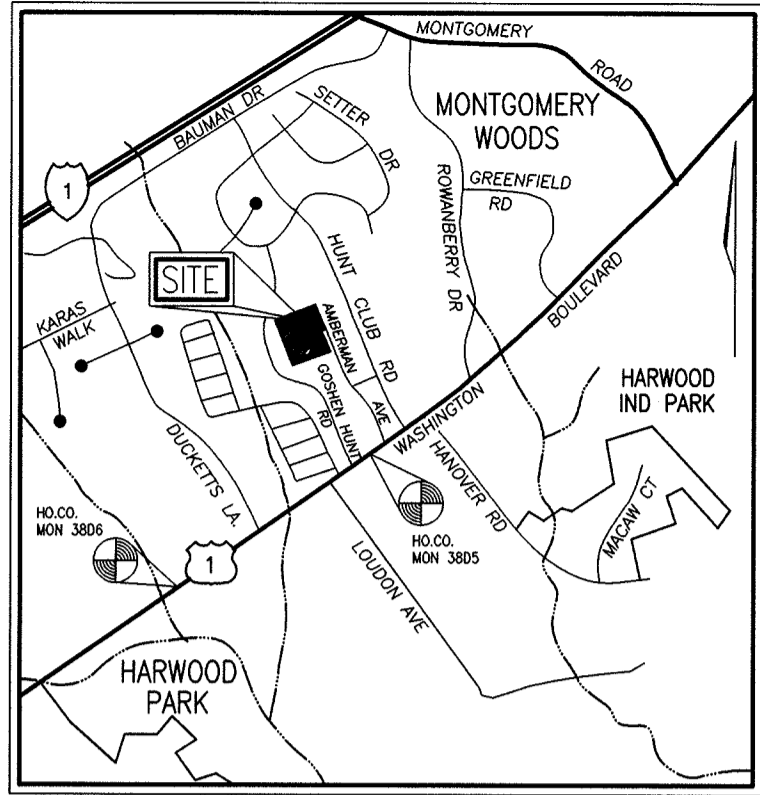
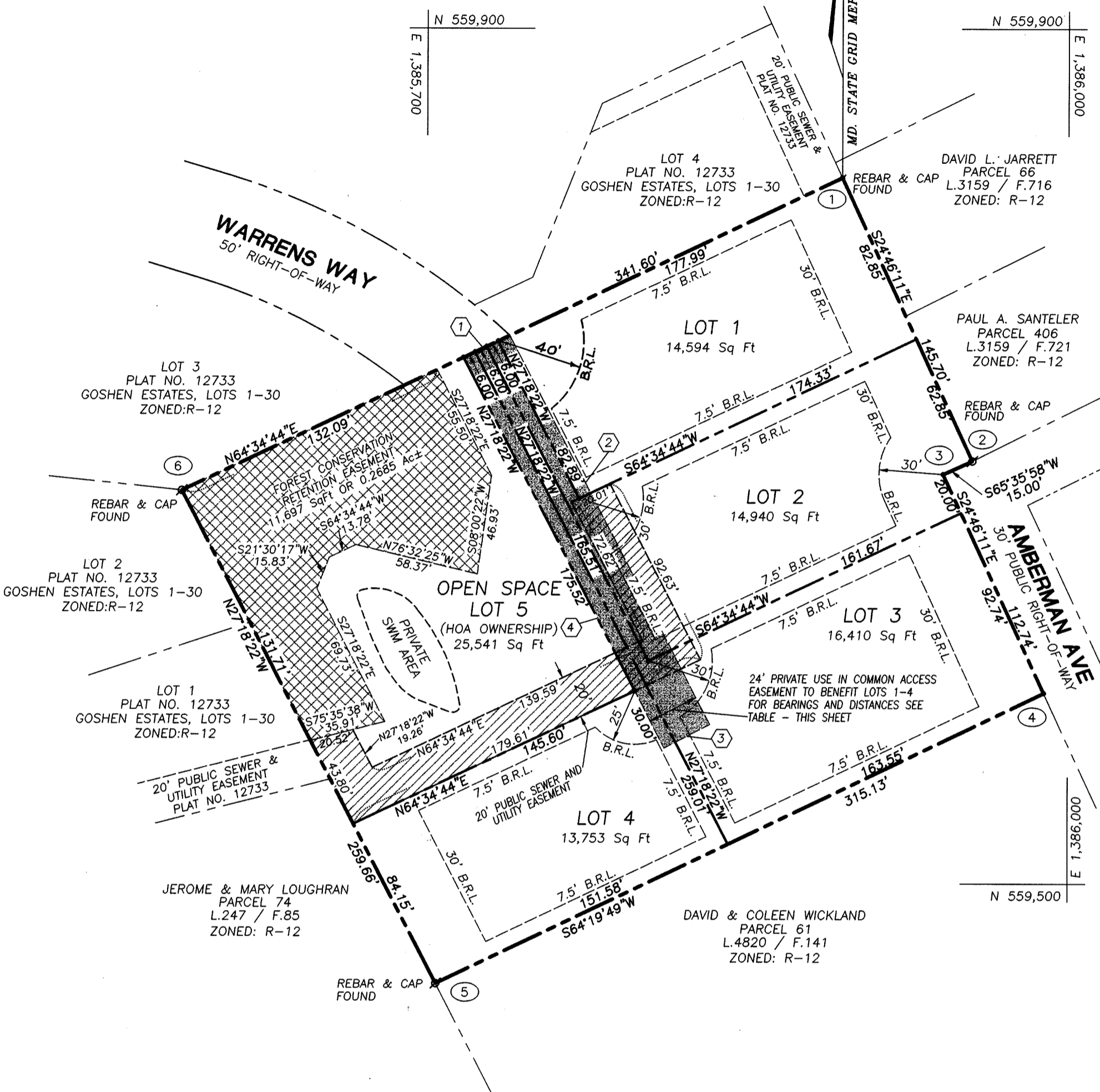
PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

*Joseph E. Snodgrass, Jr.* 1-12-2001  
 JOSEPH E. SNODGRASS DATE

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* 1/12/2001  
 MARK C. MARTIN P.L.S. # 10884 DATE

*Joseph E. Snodgrass, Jr.* 1-12-2001  
 JOSEPH E. SNODGRASS DATE



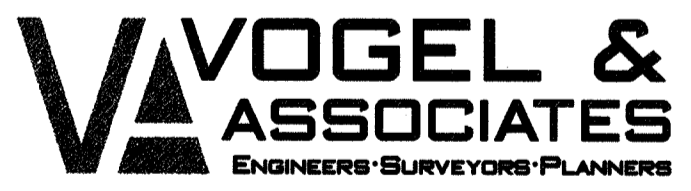
VICINITY MAP  
 SCALE: 1"=2000'

**GENERAL NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-12 PER 10/18/83 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38R2 AND 38R3.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN DECEMBER, 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE W/CAP SET.
- DENOTES ANGULAR CHANGE IN BEARING OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- 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, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
  - SURFACE - (P-1) STANDARD PAVING
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
  - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND WARRENS WAY RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPE PLANTING OBLIGATIONS AND THE AMOUNT OF THE REQUIRED SURETY WILL BE FINALIZED WITH THE SITE DEVELOPMENT SUBMISSION FOR LOTS 1 TO 4.
- THE FOREST CONSERVATION OBLIGATIONS OF 0.55 ACRES OF RETENTION HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.27 ACRES OF RETENTION IN A FEE-IN-LIEU OF PAYMENT OF 0.28 ACRES OF AFFORESTATION IN THE AMOUNT OF \$3,659.04 INTO THE FOREST CONSERVATION FUND. 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, EXCEPT AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT.
- STORMWATER MANAGEMENT TO BE PROVIDED BY A BIORETENTION FACILITY AS SHOWN ON LOT 5. THIS FACILITY WILL BE PRIVATELY OWNED. THE MAINTENANCE OBLIGATION OF THE PRIVATE COMMON BIORETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE HOA.
- WATER AND SEWER SERVICE TO LOTS 1 THRU 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 14-3532-D. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 14-3532-D.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- 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.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 01-08-2001 AS FILING NO. 1000284696.
- OPEN SPACE CALCULATIONS:  
 OPEN SPACE REQUIRED: 1.9567 X .08 = 0.15653 Ac OR 6,819 SqFt  
 OPEN SPACE PROVIDED: 0.5863 Ac OR 25,541 SqFt (30%)

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,3704 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5863 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.9567 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA TO BE RECORDED:	1.9567 AC



**OWNER / DEVELOPER**

MAIN STREET BUILDERS  
 C/O: JOSEPH E. SNODGRASS  
 5705 LANDING ROAD  
 ELKCRIDGE, MD 21227  
 (410) 796-1850

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

*Diane L. Matney* 1-29-01  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark C. Martin* 1/24/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph E. Snodgrass, Jr.* 1/31/01  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, JOSEPH E. SNODGRASS, 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON,
- 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,
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE,
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 12 DAY OF JANUARY, 2001.

*Joseph E. Snodgrass, Jr.*  
 JOSEPH E. SNODGRASS

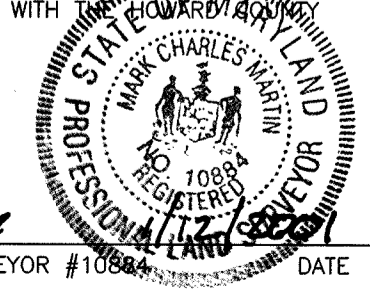
*Michael D. Martin*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARLES W. MILES, JR. AND MILLICENT P. MILES TO JOSEPH E. SNODGRASS BY DEED DATED DECEMBER 17, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5014 AT FOLIO 389.

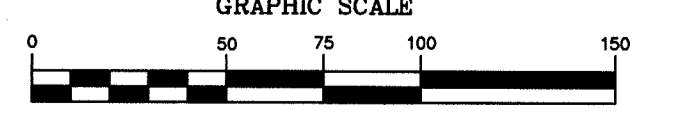
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF DEEDS, AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

*Mark C. Martin*  
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE



RECORDED AS PLAT NO. 14629 ON 2/8/2001 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MILES PROPERTY**  
 LOTS 1 THRU 4 AND OPEN SPACE LOT 5  
 ZONED R-12  
 TAX MAP NO:38 BLK:7 PARCEL NO: P/O 61  
 1st ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: JANUARY 8, 2001



SCALE: 1"=50'  
 SHEET 1 OF 1  
 F 00-137