

GENERAL NOTES

- TAX MAP: 47
PARCEL: 626
- SUBJECT PROPERTY ZONED R-12 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. THE SUBJECT PROPERTY IS BEING DEVELOPED UNDER THE REQUIREMENTS FOR THE R-12 ZONING DISTRICT, IN ACCORDANCE WITH SECTION 107.6 OF THE ZONING REGULATIONS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUG. 1989, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47C4 & 47R1
STATION 47C4 47R1
NORTHING N 539,645.665 N 539,734.765
EASTING E 1,361,179.42 E 1,363,098.875
ELEVATION ELEV. 288.791 ELEV. 282.240
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
■ DENOTES CONCRETE MONUMENT
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.
- STORM WATER MANAGEMENT IS SATISFIED VIA THE PAYMENT OF FEE-IN-LIEU FOR THE AMOUNT OF \$6,800.00
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES OVER 20,000 SQ. FT. IN AREA EXIST ON-SITE.
- PUBLIC WATER AND SEWER WILL BE AVAILABLE BY EXISTING CONTRACT #3-W, & 128-S
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- AREA OF THE SMALLEST LOT = 9,600 SQ. FT.
AREA OF THE SUBDIVISION = 1.88± AC
AREA OF OPEN SPACE REQUIRED = R-12 @ 20% = 0.38± AC
AREA OF OPEN SPACE PROVIDED = 0.43± AC
- 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.
- 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 - 8 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 EXISTING HOUSE ON LOT 1, KNOWN AS 8107 SAVAGE GUILFORD ROAD, JESSUP, MD 20794 IS TO REMAIN. ALL NEW STRUCTURES OR ADDITIONS TO THE EXISTING RESIDENCE MUST MEET THE BUILDING RESTRICTION LINES AS RECORDED ON THIS PLAT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAS BEEN PROVIDED BY THE PLACEMENT OF 0.28 ACRES IN A FOREST CONSERVATION EASEMENT (0.24 ACRES OF AFFORESTATION AND 0.04 ACRES OF REFORESTATION). SURETY IN THE AMOUNT OF \$3,179.04 FOR 10,596.8 SQ.FT. HAS BEEN POSTED AS PART OF THE DRIP DEVELOPER'S AGREEMENT. FOREST CONSERVATION CREDIT IN THE AMOUNT OF 1,600 SQ.FT. OF LANDSCAPING IS BEING TAKEN FOR THE FOUR (4) SHADE TREES AS SHOWN ON THE SUPPLEMENTAL PLAN(F-00-150) TO BE PLANTED AS PART OF THE LANDSCAPE REQUIREMENTS. FINANCIAL SURETY FOR THESE TREES IS BEING POSTED AS PART OF THE LANDSCAPE SURETY REQUIRED WITH THE GRADING PERMIT FOR LOT 4.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 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.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 THRU 4 AND OPEN SPACE LOT 5 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT.
- LOTS 2 AND 4 WILL REQUIRE APPROVAL OF THE SITE DEVELOPMENT PLAN.
- NO CLEARING, GRADING OR CONSTRUCTION IS ALLOWED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS OR THE FLOODPLAIN AREA.
- THE OPEN SPACE LOT 5 SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNER'S ASSOCIATION FOR THE PURPOSES OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- ARTICLES OF INCORPORATION FOR BETHEL CROSSING HOMEOWNERS ASSOCIATION HAS BEEN RECORDED UNDER LIBER 5327 FOLIO 279.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WF-00-123 REQUESTING THAT THE REQUIRED 40' FRONTAGE PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(1)(a) BE SATISFIED VIA FRONTAGE ON VOLLMERHAUSEN ROAD. ACCESS TO OPEN SPACE LOT 5 WILL BE PROVIDED VIA AN INGRESS/EGRESS EASEMENT IN CONJUNCTION WITH THE USE-IN-COMMON EASEMENT. THIS WAIVER WAS APPROVED ON JULY 31, 2000
- WETLANDS STUDY AND FOREST STAND DELINEATION ARE DONE BY MILDENBERG BOENDER AND ASSOC. ON OR ABOUT FEB. 2000.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- SURETY FOR 7 SHADE TREES IN THE AMOUNT OF \$2100.00 AND 7 EVERGREEN TREES IN THE AMOUNT OF \$1050.00 ON LOT 3 WILL BE PROVIDED AT THE TIME OF GRADING PERMIT APPLICATION. SURETY FOR 4 SHADE TREES ON LOT 2 IN THE AMOUNT OF \$1200.00 AND FOR 8 SHADE TREES (5 SHADE TREES TO BE PROVIDED ON OPEN SPACE LOT 5 AND ARE CREDITED TOWARDS THE FOREST CONSERVATION OBLIGATIONS BUT SHALL BE BONDED WITH THE LANDSCAPE SURETY) ON LOT 4 SHALL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN SUBMISSION. LOT 1 IS EXEMPT FROM LANDSCAPING SINCE AN EXISTING HOUSE IS LOCATED ON THE LOT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	10,674 SQ. FT.	836 SQ. FT.	9,838 SQ. FT.
2	22,368 SQ. FT.	2,488 SQ. FT.	19,880 SQ. FT.
3	11,494 SQ. FT.	1,894 SQ. FT.	9,800 SQ. FT.

FLOODPLAIN TABLE

LINE	LENGTH	BEARING
F1	27.72	S59°55'31"E
F2	17.96	S63°54'11"E
F3	19.85	S67°32'08"E
F4	10.34	S66°35'13"E
F5	7.91	S46°12'34"E
F6	16.75	S00°00'00"E
F7	19.28	S00°00'00"E
F8	18.79	S12°38'33"W
F9	31.38	S10°04'53"E

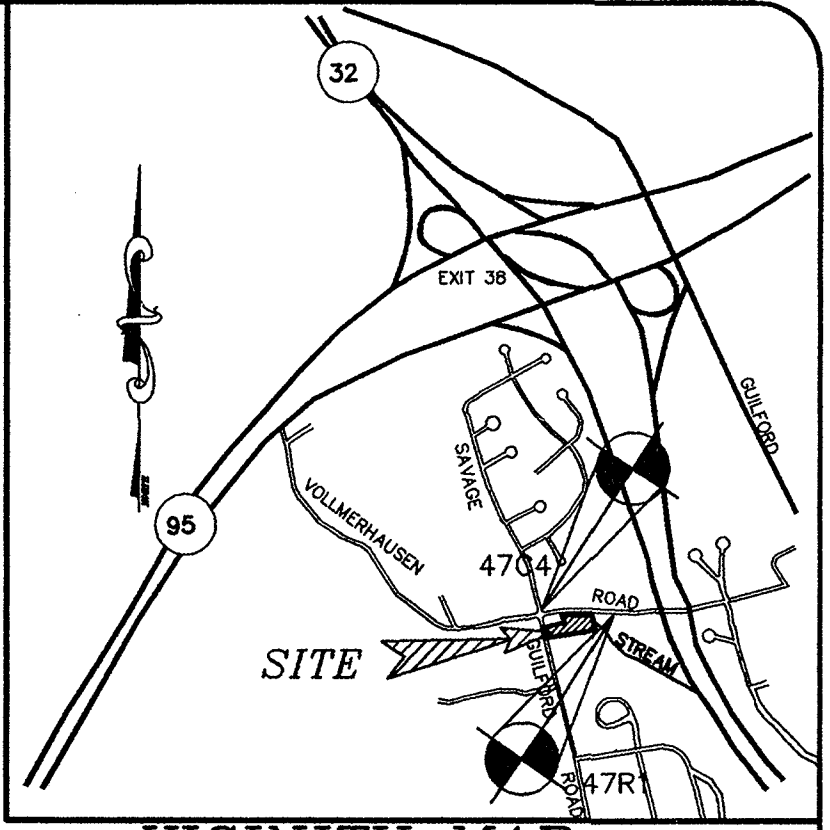
COORDINATE LIST

NO.	NORTH	EAST
1	539378.24	1361421.88
2	539482.16	1361397.08
3	539534.84	1361617.88
4	539617.35	1361598.19
5	539619.11	1361608.75
6	539610.09	1361873.95
7	539629.90	1361903.06
8	539456.51	1361943.21

WETLAND TABLE

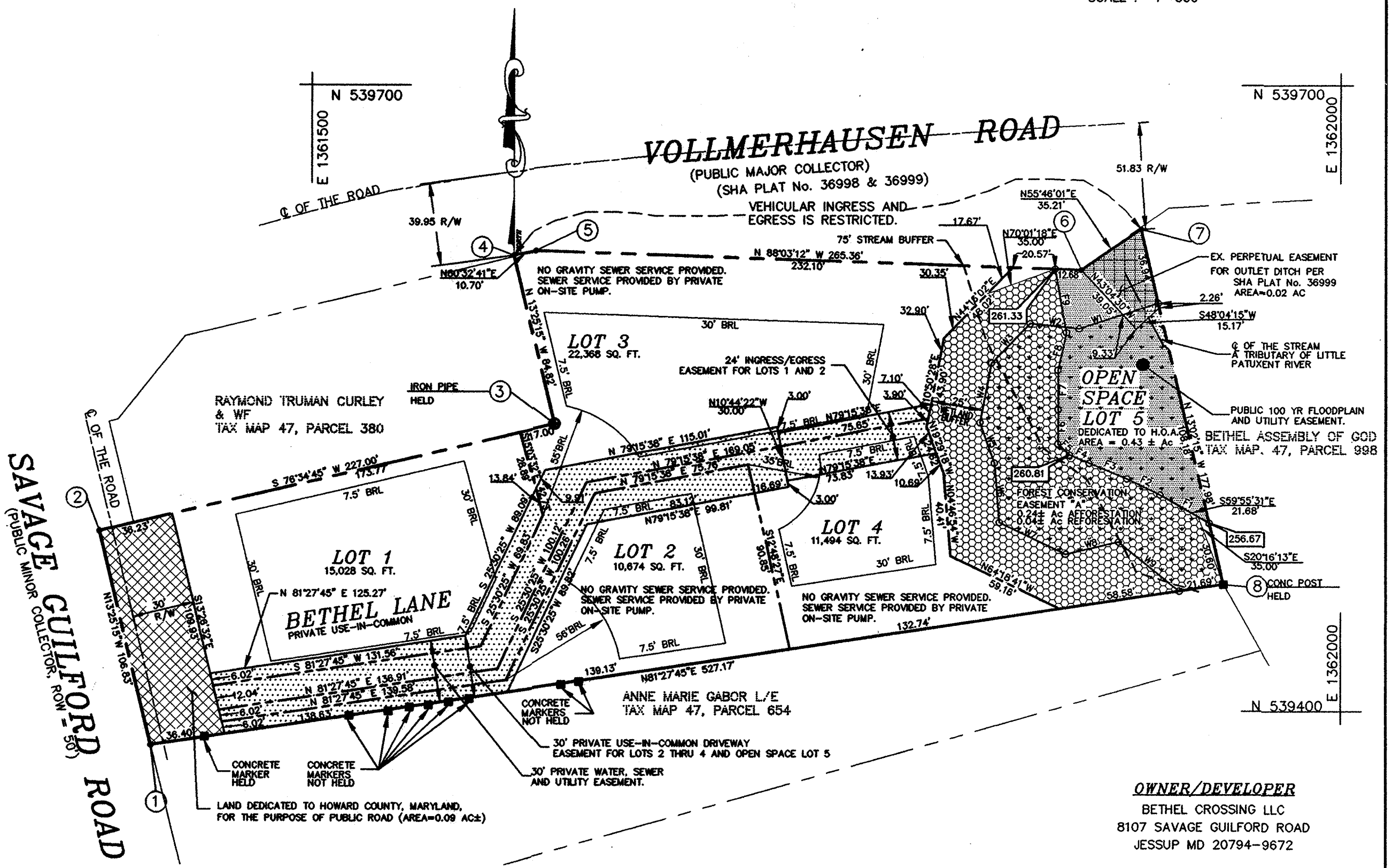
LINE	LENGTH	BEARING
W1	40.36'	N72°08'15"E
W2	24.02'	S84°08'21"E
W3	26.87'	N44°16'02"E
W4	29.61'	N10°50'28"E
W5	21.07'	N19°29'18"W
W6	29.34'	N04°46'54"W
W7	35.73'	N64°18'41"W
W8	26.41'	S76°53'19"W
W9	37.98'	N51°13'02"W

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



LEGEND

- LAND TO BE DEDICATED TO HOWARD COUNTY MD, FOR THE PURPOSE OF PUBLIC ROAD.
- 30' PRIVATE USE-IN-COMMON DRIVEWAY, INGRESS/EGRESS AND PRIVATE WATER, SEWER AND UTILITY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT.
- DENOTES EX. PERPETUAL EASEMENT FOR OUTLET DITCH.
- DENOTES 100 YR FLOODPLAIN
- DENOTES WETLANDS
- 258.87' DENOTES FLOODPLAIN ELEVATIONS



TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
NUMBER OF LOTS OR PARCELS TO BE RECORDED	5
AREA OF BUILDABLE LOTS TO BE RECORDED	1.36 AC±
AREA 100 YR FLOODPLAIN TO BE RECORDED	0.14 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.43 AC±
AREA OF LOTS OR PARCELS TO BE RECORDED	1.79 AC±
AREA OF ROADWAY TO BE RECORDED	0.09 AC±
AREA TO BE RECORDED	1.88 AC±

THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED BY THE ACTS MAKING COMPLIANT WITH THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

John H. Mildenberg 1/26/01
DATE

Catherine Fogarty 2/5/01
DATE

JOHN H. MILDENBERG, SURVEYOR
CATHERINE FOGARTY, SECRETARY

OWNER'S STATEMENT

BETHEL CROSSING LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN LIBER 4845 & FOLIO 586 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 RIGHTS-OF-WAY 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 5th DAY OF Feb, 2001.

Catherine Fogarty
CATHERINE FOGARTY, SECRETARY

[Witness Signature]
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 ROBERT K. FRAZIER TO BETHEL CROSSING LLC BY DEED DATED JULY 29, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4845 AT FOLIO 586 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 H. Mildenberg
DATE

RECORDED AS PLAT 14678 ON 3/9/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**BETHEL CROSSING
LOTS 1 THRU 4
AND OPEN SPACE LOT 5**

SHEET 1 OF 1
TAX MAP 47
PARCEL 626
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-12
SCALE: 1"=50'
DATE: FEB. 2001
DPZ FILE NOS. N/A

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.