

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 568197.1974	E 1372869.1426
2	N 568096.6648	E 1372919.5653
3	N 568087.3748	E 1372896.2565
4	N 567773.5059	E 1373053.6794
5	N 567728.6287	E 1372952.8571
6	N 568146.0238	E 1372759.1917

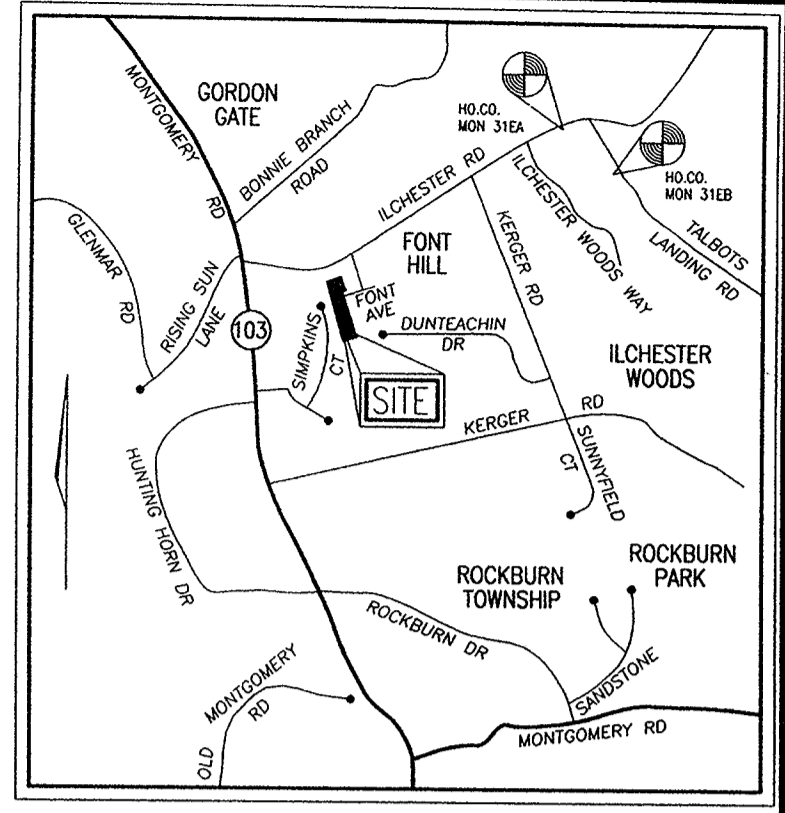
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	14,687	606	14,081
5	16,278	2,190	14,088

GENERAL NOTES

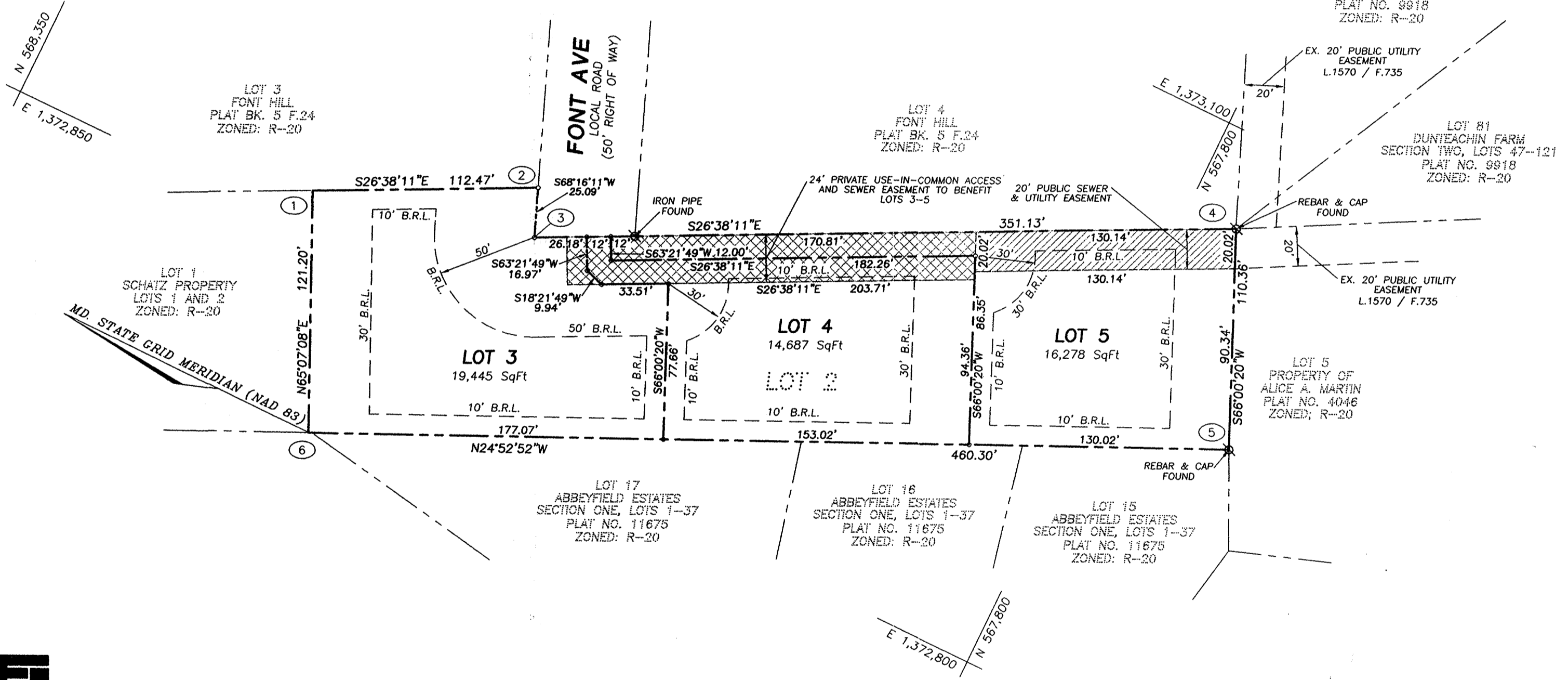
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB
31EA N 569,641.123 E 1,374,815.935
31EB N 568,730.984 E 1,376,273.491
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN APRIL, 2000.
- 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.
- 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 FEET IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - (P-1) STANDARD PAVING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - 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 INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 3 THRU 5 BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE FONT AVE RIGHT OF WAY, NOT TO THE PIPESTEM LOTS INDIVIDUAL DRIVEWAY.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION WERE ADDRESSED UNDER F-00-173 BY PAYMENT OF A FEE-IN-LIEU INTO THE HOWARD COUNTY CONSERVATION FUND.
- STORMWATER MANAGEMENT (WATER QUALITY) FOR LOTS 4 AND 5 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH INDIVIDUAL LOT. STORMWATER MANAGEMENT (QUANTITY CONTROL) FOR LOTS 4 AND 5 FULFILLED THRU FEE-IN-LIEU OF PAYMENT AS BY DESIGN MANUAL WAIVER APPROVED ON JULY 12, 2000.

GENERAL NOTES (CONT)

- WATER AND SEWER SERVICE TO LOTS 4 AND 5 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 511-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-121S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- LANDSCAPE REQUIREMENTS FOR LOTS 3-5 WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3000.00 (\$1,500.00 FOR EACH NEW LOT) WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.



VICINITY MAP
SCALE: 1" = 2000'



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.

Joseph Jay Wooldrige 01/17/02
JOSEPH JAY WOOLDRIDGE # 11027 DATE

Hugh F. Cole, Jr. 11/22/01
HUGH F. COLE, JR. DATE

John F. Liparini 11/22/01
JOHN F. LIPARINI DATE



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:	1.1573 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.1573 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA TO BE RECORDED:	1.1573 AC



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

OWNERS/DEVELOPERS

HUGH F. COLE, JR.
JOHN F. LIPARINI
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD. 21045

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF THE PLAT ENTITLED "SCHATZ PROPERTY, LOTS 1 AND 2" INTO THREE BUILDABLE LOTS.

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

Penny Boverstein M.D. 1/7/02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/22/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 1/11/02
DIRECTOR HB DATE

OWNER'S CERTIFICATE

WE, HUGH F. COLE, JR. AND JOHN F. LIPARINI, OWNERS 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-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 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 DAY OF _____, 2000.

Hugh F. Cole, Jr.
HUGH F. COLE, JR.
John F. Liparini
JOHN F. LIPARINI

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 2, SCHATZ PROPERTY, AS SHOWN ON THE PLAT ENTITLED SCHATZ PROPERTY, LOTS 1 AND 2 RECORDED AS PLAT NO. AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ALSO BEING PART OF THE LAND CONVEYED BY GEORGE A. SCHATZ AND MARGARET M. SCHATZ TO HUGH F. COLE, JR AND JOHN F. LIPARINI BY DEED DATED MAY 26, 2000 AND RECORDED IN LIBER 5102 AT FOLIO 053 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldrige 01/17/02
JOSEPH JAY WOOLDRIDGE PROFESSIONAL LAND SURVEYOR # 11027 DATE

RECORDED AS PLAT NO. 15168 ON 1/25/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SCHATZ PROPERTY LOTS 3, 4 AND 5

A RESUBDIVISION OF LOT 2, SCHATZ PROPERTY (Plat # 14516)
ZONED R-20
TAX MAP NO:31 BLK:15 PARCEL NO:PART OF 324
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
REF: F-00-173
DATE: NOVEMBER 27, 2001
GRAPHIC SCALE
0 50 75 100 150
SCALE: 1" = 50'
SHEET 1 OF 1
F 00-174