COORDINATE CHART				
POINT	NORTH	EAST		
1	559,689.4765	1,347,221,8536		
2	559,810.4087	1,347,189.2422		
3	559,959.5644	1,347,743.5657		
4	559.843.6799	1,347,793.9871		

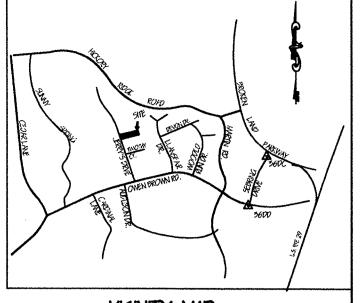
N 560,000

	LINE TABLE		
LINE	LENGTH	BEARING	
LI	36.76'	517°22'48''E	
		• /	
L2	28.341	589°21'57"E	
13	32.00'	584°05'53"E	
L4	13.72'	576°57'15"E	
L5	17.70'	N25°25'26"E	
16	8.5.1	561°14'54"E	
L7	36.45'	587°03'38''E	
L8	<i>30.89</i> °	522*54'11"E	
L9	29.03'	534°44'48''W	
LIO	21.30'	564°12'38"W	
녜	15.74	586°22'31''W	
LI2	14.04	N31°07'08''W	
LI3	5.77'	588°07'49''W	

503*00'34"

WETLAND LINE TABLE

MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	MANDATORY OPEN SPACE	
2	18,217 S.F.	2,180 S.F.	16,037 S.F.	20 PERCENT	
3	21,383 S.F.	3,881 S.F.	17,502 S.F.	20 PERCENT	



VICINITY MAP SCALE: 1"=2000"

GENERAL NOTES

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WHOTH 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. 360C AND 360D 4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN MARCH, 1999.

DENOTES BUILDING RESTRICTION LINE DENOTES IRON PIN W/CAP SET

DENOTES IRON PIPE OR IRON BAR FOUND.

DENOTES ANGILLAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY. DENOTES STONE OR MONLMENT FOUND.

DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM)

> A) WIDTH - 12 ' (14' SERVING MORE THAN ONE RESIDENCE) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RLN BASE WITH

TAR AND CHIP COATING (1-1/2" MINIMUM).

GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TIRNING PADILIS.

STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS 10N5 (H25-L0ADING)

DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD

WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE;

STRUCTURE CLEARANCES - MINIMUM 12 FEET; MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

II. A FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED FOR THIS SITE

IN THE AMOUNT OF \$6,000,000. AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.

12. WATER AND SEWER SERVICE TO THESE LOTS WILL BE CRANTED UNDER THE PROVISIONS OF SECTION 18-122 B 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.

3. NO CLEARING, GRAPING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, THE STREAM OR THEIR REQUIRED PUFFERS OR THE FOREST CONSERVATION EASEMENT AREAS.

14. WATER SERVICE FOR LOTS 1-3 TO BE SERVED BY PUBLIC WATER CONTRACT NO. 44-3182)

SEWER SERVICE FOR LOTS 283 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 20-3363) ALL AREAS ARE MORE OR LESS.

16. LANDSCAPING FOR LOTS 2 & 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LOT I IS EXEMPT FROM LANDSCAPING REQUIREMENTS DECAUSE IT CONTAINS AN EXISTING DWELLING, FINANCIAL SURETY IN THE AMOUNT OF \$2,100 FOR LOT 2 AND LOT 3 IS PROVIDED AS PART OF THE BUILDERS GRADING PERMIT. (\$1,500.00 FOR LOT 2 AND \$600.00 FOR LOT 3) LANDSCAPING REQUIREMENTS FOR LOT 2 ARE DEFERRED UNTIL THE S.D.P. SUBMISSION.

DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO PARTIALLY FILLFILL. THE REQUIREMENTS OF SECTION 16.1200 OP THE HOWARD COUNTY CODE FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASENENT: HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. 0.35 ACRES OF FOREST RETENTION IS PROVIDED AND 0.02 ACRES OF REFORESTATION OBLIGATION HAS BEEN MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$435,06.

18. WETLANDS ARE LOCATED AS SHOWN HEREON

19. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND CONCURRENT WITH THE RECORDING OF THIS FINAL PLAT. 20. FOR FLAG OR PIPESTEM LOTS, REFLISE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE

ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWA 21 THERE IS AN EXISTING DWELLING LOCATED ON LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN

THE ZONING REGULATIONS REQUIRE. 22. OPEN SPACE ON LOT 4 TO BE DEDICATED TO A HOMEOWNER'S ASSOCIATION.
OPEN SPACE REQUIRED; 20% - 0.3351 ACRES
OPEN SPACE PROVIDED: 21% OR 0.3444 ACRES

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE

EXISTING LOT 8 INTO 3 LOTS AND ONE OPEN SPACE LOT.

RECORDED AS PLAT No 15324 ON 3/20/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GARBART PROPERTY

LOTS 1 THRU 3 AND OPEN SPACE LOT 4

A RESUBDIVISION OF LOT 8 BLOCK B EDWIN BASSLER SUBDIVISION NO. 2

P.B. 5 FOLIO 72 TAX MAP NO:35 PARCEL NO:179 BLOCK NO:12

FIFTH ELECTION DISTRICT

SCALE: 1"=50'

SHEET I OF I

HOWARD COUNTY, MARYLAND DATE: DECEMBER, 2000

TAXATION I.D. # 006537369

CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH OPEN SPACE LOT 4.

ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE

OR PORTIONS THEREOF. AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION.

DEED(S) CONVEYING SAID LOTS, DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A NETES AND

BULLIPS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION

EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

THE FOLLOWING SECTIONS:

SECTION 16.135(a)

SEC!ON 16.136

SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION

FAMILY SUBDIVISION.

PROVIDE STREET TREES.

25. A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOTS: 1, 2 AND 3 TO

24. WAVER PETITION WP-01-38, DATED NOVEMBER 7, 2000 WAS APPRIOVED TO WAVE THE

SECTICIN 16.132(a)(2)(1)(a) DEVELOPER TO PROVIDE ROAD FRONTAGE IMPROVEMENTS

PROVIDE STREET LIGHTING AND

I. PROVIDE A 20 FT. WIDE ACCESS EASEMENT ACROSS LOTS 1-3 TO OPEN SPACE LOT 4

CONSTRUCT A NEW DWELLINGS --- PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE STATE DEPT. OF ASSESSMENT AND

2. APPLICANT MUST PROVIDE A FEE-IN-LEU OF ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE ENCLOSED COMMENTS DATED IO/27/00 FROM THE DEVELOPMENT ENGINEERING

26. ARTICLES OF INCORPORATION FOR THE GARBART

PROPERTY H.O.A. APPROVED ON 11/13/01 BY

SECTION 16.121(e)(1) PROVIDE 40' FRONTAGE ON A PUBLIC ROAD FOR AN OPEN SPACE LOT

PROVIDE SIDEWALKS ON ONE SIDE OF LOCAL STREETS OF A SINGLE

LIBER : , AT FOLIO : , 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 ACCORDANGE WATH,
THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE SOLIND ARM SHOW
IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGISTATIONS.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TOTHE A. GARBART CONTROL OF THE LAND CONVEYED BY TOTHE A. GARBART CONTROL OF THE LAND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MAYLAND IN

MARYLAND LICENSE NO. 607

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Menter Sk. MARTIN STEVEN ALLMUTT RICHARD I/CANDORE ERIK C. MARKS. REGISTERED PROPERTY LINE SURVEYOR WITNESS

ERRY'S

RIFE

(N)

MARKS & ASSOCIATES LLC.

-Surveyors-Planners-

SYSTEMS IN CONFORMANCE WITH THE MASTER

4531 COLLEGE AVENUE

ELLICOTT CITY, MARYLAND 21043

(410) 747-8738

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE

PLAN FOR HOWARD COUNTY

F-01-03

- EX 20 STORM DRANGE LOTS I THRU 4 EASTAINT PLAT NO. 40% PLAT No. 12782 OWEN BROWN ESTATES SEC. I AREA I PLAT No. 4091 MONUMENT FOUND N 559,750 BLAKEY PROPERTY 23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST

1.3312 AC.

0.3444 AC.

1.6756 AC.

1.6756 AC.

0.00 AC.

8 N 560,000

3-MANUMENT FOUND

L0151-A *O*WNER/DEVEL*OPE*R MARTIN STEVEN ALL NU RICHARD I. CAN TOKE 6101 JERRY'S DRIVE

27. GRAVITY SEWER SERVICE, FIRST

FLOOR ONLY: BASEMENT SEWER

SERVICE TO BE PROVIDED BY

PRIVATE ON-SITE PUMP.

28. AS A CONSEQUENCE OF THIS PLANS SUBMISSION

PRIVATE ON-SITE PUMP.

THE REQUIREMENTS OF 3.808, THE REAL PROPERTY

ARTICLE, ANNOTATED CODE OF MARYLAND,

1988 REPLACEMENT VOLUME, (AS SUPPLEMENT)

27. GRAVITY SEWER SERVICE, FIRST

SERVICE, FIRST

SERVICE, FIRST

CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH OPEN SPACE LO

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CONSERVATION EASEMENT IN CONSERVE LIMITOR IN CONSERVE LOCATED IN THE POPENT OF THE POPENT CONSERVE LOCATED IN THE POPENT CONSERVE LOCATED IN THE POPENT CONSERVE LO

CONSERVATION EASEMENT TO HEREOF, AND SHOWN ON THIS PLAIN AS THE FOREST CONSERVE LOCATED IN THE POPENT PLAT No. 10413 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF COLUMBIA, MARYLAND 21044

NOEL GLEN

THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIK C. MARKS, R.P.L.S. #607

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: TOTAL NUMBER OF LOTS TO BE RECORDED: TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:

TOTAL AREA OF LOTS TO BE RECORDED:

TOTAL AREA OF ROADWAY TO BE RECORDED: TOTAL AREA TO BE RECORDED:

OWNER'S CERTIFICATE MARTIN STEVEN ALLNUTT & RICHARD J. CANTORE.

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 LINTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

I) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL LITILITIES 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 PLIBLIC USE OF THE BEDS OF THE STREETS AND / OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE 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 FRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 1 DAY OF MARCH, 2002