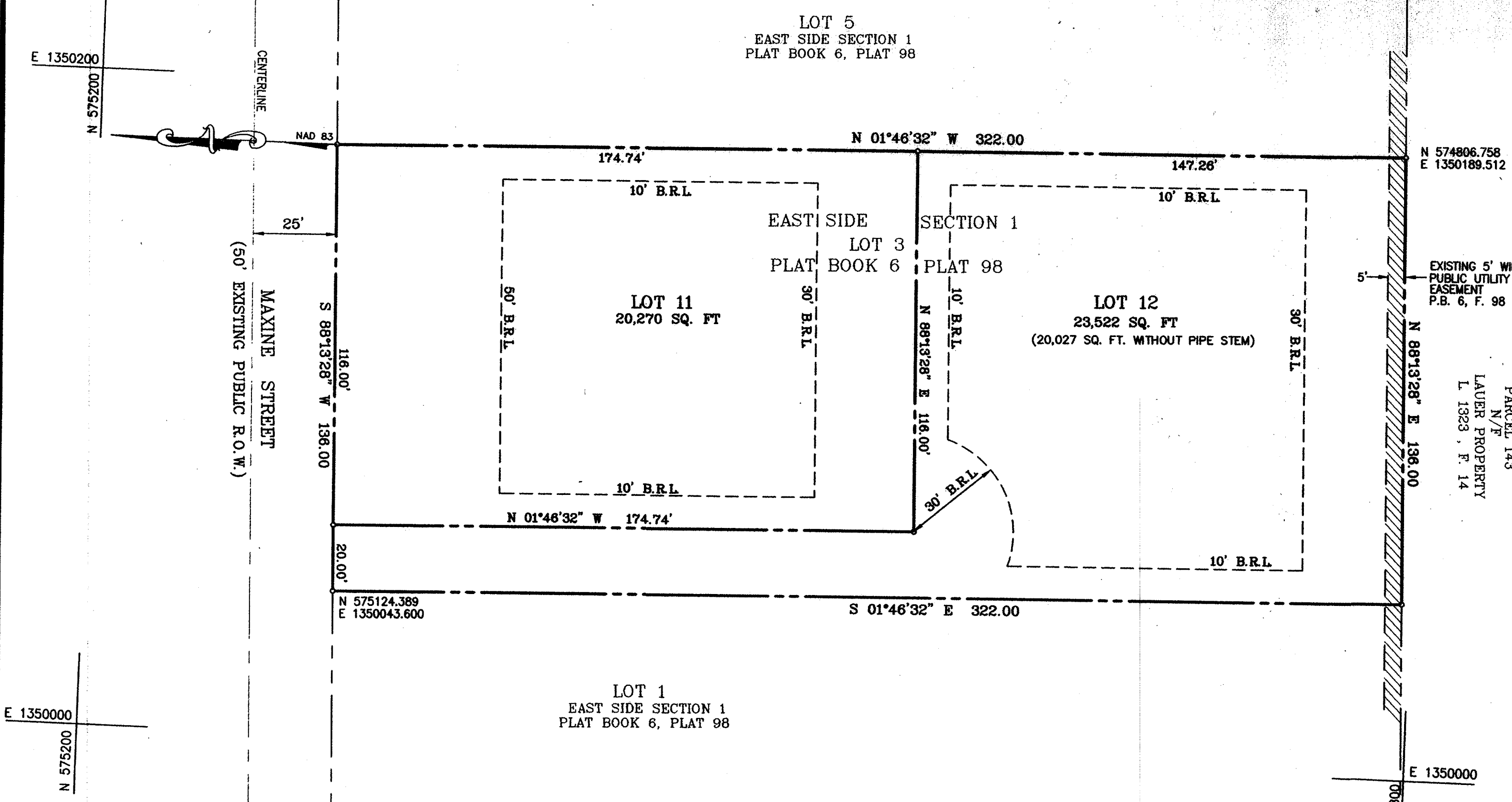


VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES:**

- THIS PLAT AND THE BOUNDARY SHOWN HEREON ARE BASED UPON PREVIOUSLY RECORDED SUBDIVISION PLAT BOOK 6, FOLIO 98.
- ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE.
- CONCRETE MONUMENTS ARE SHOWN THUS  $\square$ , IRON PIPES ARE SHOWN THUS  $\circ$ .
- SUBJECT PROPERTY IS ZONED R-20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 11 TO REMAIN. ALL NEW CONSTRUCTION OR ADDITIONS TO EXISTING STRUCTURES SHALL COMPLY WITH THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.
- DRIVEWAYS 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 SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, "1-1/2".
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' DEPTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCE - MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- PERIMETER LANDSCAPING FOR LOT 12 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$3,000.00 FOR 10 SHADE TREES WILL BE PROVIDED AT THE TIME OF THE BUILDERS GRADING PERMIT APPLICATION. LOT 11 IS EXEMPT SINCE AN EXISTING DWELLING IS LOCATED ON THIS LOT WHICH IS TO REMAIN.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,960.20 FOR 0.15 ACRE OF AFFORESTATION OBLIGATION TO BE PAID INTO THE FOREST CONSERVATION FUND.
- THIS SUBDIVISION IS SUBJECT TO THE APPROVAL OF WAIVER PETITION WP-01-01, FROM SECTION 16.132(a)(2)(i) - REQUIRING THE PROVISION OF ROAD IMPROVEMENTS AND THE DESCRIPTIONS ARE AS FOLLOWS:
  - SECTION 16.134(b)(1)(i) - REQUIRING THE PROVISION OF SIDEWALKS, APPROVED AUGUST 8, 2000.
  - SECTION 16.135(a) - REQUIRING THE PROVISION OF STREET LIGHTS, APPROVED AUGUST 8, 2000.
  - SECTION 16.136 - REQUIRING THE PROVISION OF STREET TREES, APPROVED AUGUST 8, 2000.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PREVIOUS APPLICABLE DPZ FILE NUMBER IS WP-01-01, AND PLAT BOOK 6, FOLIO 98.
- A FEE-IN-LIEU OF THE REQUIRED OPEN SPACE FOR THIS PLAT WAS PAID IN THE AMOUNT OF \$1500.00 TO THE DEPARTMENT OF RECREATION AND PARKS FOR THE CREATION OF THE NEW LOT.
- COORDINATES BASED ON NAD-83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SYSTEM No.24GB AND 24DB.
- THERE ARE NO WETLANDS EXISTING ON THIS PROPERTY PER A CERTIFIED LETTER DATED JULY 5, 2000 FROM ROGERS STANLEY, RLA.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 15, 2000, BY REAL ESTATES SURVEYORS, L.L.C.
- STORM WATER MANAGEMENT REQUIREMENTS AS PER SECTION 5.2.3.A.3 OF THE DESIGN MANUAL, VOLUME 1 WERE SATISFIED AS APPROVED ON OCT. 12, 2000.



**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
11	20,270 SQ. FT.	0	20,270 SQ. FT.
12	23,522 SQ. FT.	3,495 SQ. FT.	20,027 SQ. FT.

THE REQUIREMENTS SECTION 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.

*Fitz Bertrand* 11/28/2000  
(SURVEYOR) DATE

*Vernon L. M. Brokke* 11/28/2000  
(OWNER) DATE

*Gwendolyn L. Brokke* 11/28/2000  
(OWNER) DATE

**AREA TABULATION**

- TOTAL NUMBER OF BUILDABLE LOTS: 2
- TOTAL AREA OF BUILDABLE LOTS: 1.005 AC.±
- TOTAL AREA OF ROADWAY TO BE DEDICATED: 0
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.005 AC.±

**OWNERS**  
VERNON L. M. & GWENDOLYN L. BROKKE  
10209 MAXINE STREET  
ELLCOTT CITY, MARYLAND

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 LOTS OFFERED FOR SALE.

SIGNED: *Vernon L. M. Brokke* 11/28/2000  
*Gwendolyn L. Brokke* 11/28/2000  
OWNERS DATE

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3, P.B. 6, F. 98, INTO TWO NEW LOTS.

APPROVED: FOR PUBLIC WATER & SEWER SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*Dean J. Metzger* 1-9-01  
COUNTY HEALTH OFFICER DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LOT 3, SECTION 1, EAST SIDE AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 6, FOLIO 98 AND CONVEYED TO VERNON L. M. BROKKE AND GWENDOLYN L. BROKKE BY DEED DATED 14TH DAY OF MARCH 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5086, AT FOLIO 283.

**OWNER'S CERTIFICATE**

WE VERNON L. M. AND GWENDOLYN L. BROKKE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 SHALL BE ERCTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 28th DAY OF NOVEMBER 2000.

RECORDED AS PLAT NUMBER *141004* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON *11-17-2001*, 3000

RESUBDIVISION PLAT  
EAST SIDE SECTION ONE  
LOTS 11 AND 12  
A RESUBDIVISION OF LOT 3  
PLAT BOOK 6, FOLIO 98  
ZONED R-20, SHEET 1 OF 1  
2ND ELECTION DISTRICT HOWARD COUNTY, MD.  
TAX MAP 30, PARCEL 159, GRID 1  
NOV. 18, 2000 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Mark J. Zimmerman* 11/28/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph T. Butler* 11/28/01  
DIRECTOR DATE

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

*Fitz Bertrand*  
FITZROY J. BERTRAND  
REGISTERED SURVEYOR #566  
DATE 11/28/2000

*Vernon L. M. Brokke* 11/28/2000  
OWNER DATE

*Gwendolyn L. Brokke* 11/28/2000  
OWNER DATE

*Mark J. Zimmerman* 11/28/2000  
WITNESS DATE

**Real Estate Surveyors LLC**  
Residential, Commercial, Industrial and Land Surveys  
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