

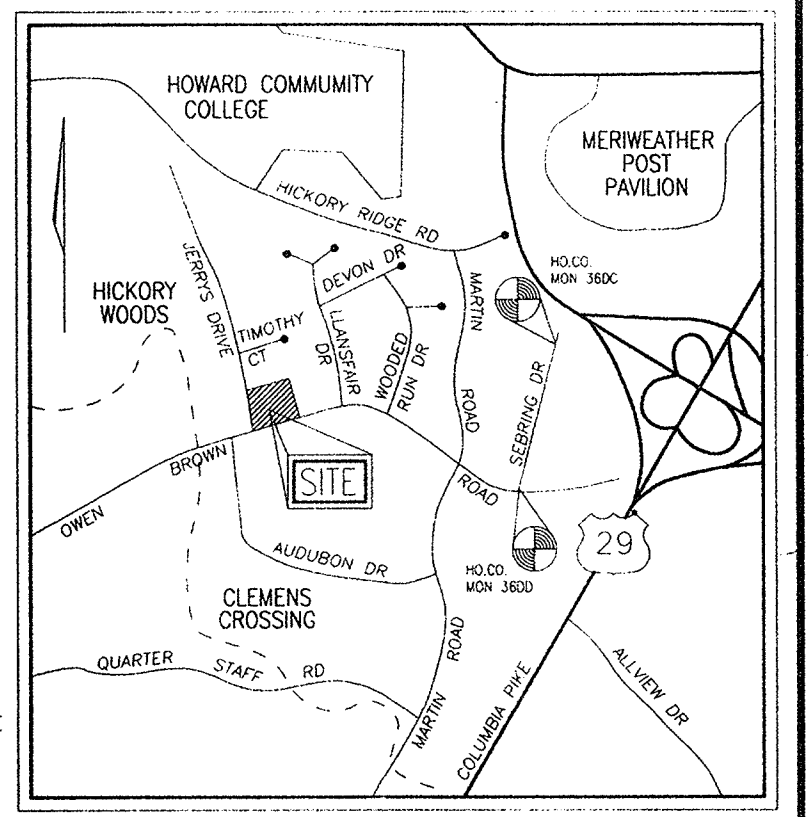
POINT	NAD 83	NAD 83	NAD 83
1	N 559,590.570	E 1,350,440.606	36DC
2	N 558,056.573	E 1,349,992.314	36DD
3	N 558,056.573	E 1,349,992.314	36DD
4	N 558,056.573	E 1,349,992.314	36DD
5	N 558,056.573	E 1,349,992.314	36DD

CURVE NO.	△	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①		90°37'33"	25.00'	39.54'	S60°27'59"W	35.55'

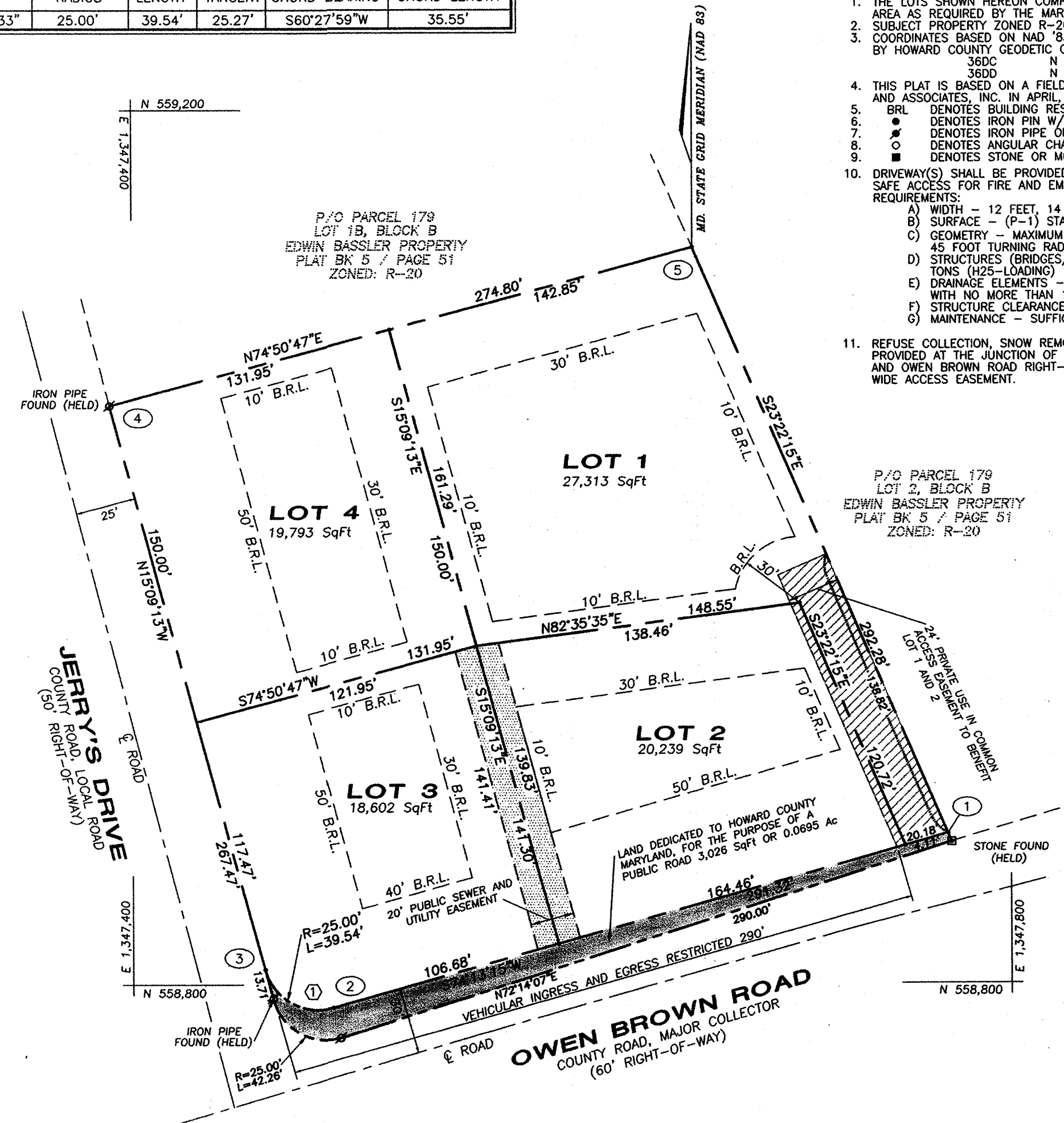
LOT NO.	AREA	PERMITS	REMARKS
1	27,313	1	RESIDENTIAL

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
- 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:
 - 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 (H25-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 FOR LOTS 1 AND 2 TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OWEN BROWN ROAD RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES (CONT)

- 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 OBLIGATIONS FOR LOTS 3 AND 4 WILL BE ADDRESSED THROUGH RETENTION OF EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING ALONG THE PROPERTY'S PERIMETER.
- LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING
- LOT 2 IS AN INTERIOR LOT REQUIRING NO LANDSCAPING
- PAYMENT OF LANDSCAPE SURETY FOR LOTS 3 AND 4 WILL BE PAID WITH THE DEVELOPER'S SITE DEVELOPMENT PLAN. (LOT 3 = 6 TREES/\$1350.00) (LOT 4 = 3 TREES/\$900.00) LOTS 3 AND 4 WILL REQUIRE SUBMISSION OF A SITE DEVELOPMENT PLAN
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (13,504 SQUARE FEET OF AFFORESTATION) HAVE BEEN MET BY PAYMENT OF \$4,051.08 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT FOR THIS PROJECT PER SECTION 5.23.A.(3) OF THE DESIGN MANUAL, VOLUME 1 WAS APPROVED ON DECEMBER 20, 2000. WATER QUALITY FOR LOTS 2-4 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH LOT.
- 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 435-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-3043.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 AND 2 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 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 EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- REFERENCE WP 01-36, APPROVED OCTOBER 31, 2000, FROM SECTION 16.120(a)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW DIRECT ACCESS OF A SHARED DRIVEWAY ONTO A MAJOR COLLECTOR (OWEN BROWN ROAD) FOR LOTS 1 AND 2 ONLY.
- PROPER ABANDONMENT OF ANY EXISTING WELL OR SEPTIC SYSTEM WILL OCCUR AFTER INSTALLATION OF THE PUBLIC UTILITIES. DOCUMENT OF SUCH ABANDONMENT TO BE SUBMITTED TO THE HOWARD COUNTY HEALTH DEPARTMENT AT THAT TIME.

THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ARTICLE, ANN. PARAGRAPH 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AS FAR AS THEY RELATE TO THE LANDSCAPING OBLIGATIONS FOR LOTS 3 AND 4, HAVE BEEN COMPLETED.

Mark C. Martin 3/7/2001
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #1088

Federico E. Heinz 3/6/01
FEDERICO E. HEINZ

Loreen V. Heinz 3/6/01
LOREEN V. HEINZ

TOTAL NUMBER OF BUILDABLE LOTS	4
TOTAL NUMBER OF OPEN SPACES	0
TOTAL NUMBER OF RIGHTS-OF-WAY	4
TOTAL AREA OF BUILDABLE LOTS	119,730 AC
TOTAL AREA OF OPEN SPACES	0.0000 AC
TOTAL AREA OF RIGHTS-OF-WAY	119,730 AC
TOTAL AREA OF ROADWAY RIGHTS-OF-WAY	0.0695 AC
TOTAL AREA TO BE RECORDED	2.0425 AC

FREDERICK WARD ASSOCIATES, INC.
Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite 11 • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1A, BLOCK B OF THE EDWIN BASSLER PROPERTY INTO 4 BUILDABLE LOTS.

OWNERS
FEDERICO E. HEINZ
LOREEN V. HEINZ
10460 OWEN BROWN RD
COLUMBIA, MARYLAND 21044

DEVELOPER
NICK LIPARINI
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD. 21045

APPROVED: FOR PUBLIC WATER AND SEWER SYSTEMS IN ACCORDANCE WITH THE WATER PLAN OF HOWARD COUNTY

Diana Matuyak M.D. 3/20/01
HOWARD COUNTY HEALTH DEPARTMENT

OWNER'S CERTIFICATE

WE, FEDERICO E. HEINZ AND LOREEN V. HEINZ, 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-WAY; 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 VALLUABLE 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 6th DAY OF March, 2001.

Federico E. Heinz
FEDERICO E. HEINZ

Loreen V. Heinz
LOREEN V. HEINZ

Mark C. Martin 3/6/01
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #1088

Loreen V. Heinz
LOREEN V. HEINZ

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY AMERICAN NATIONAL BANK, A NATIONAL ASSOCIATION, ESTATE OF JOYCE BAILEY TO FEDERICO E. HEINZ AND LOREEN V. HEINZ BY DEED DATED APRIL 28, 1976 AND RECORDED IN LIBER 765 AT FOLIO 564 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN ACCORDANCE WITH THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #1088

RECORDED AS PLAT NO. **14703** ON **3/23/01** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HEINZ PROPERTY
LOTS 1 - 4

A RESUBDIVISION OF LOT 1A, BLOCK B OF THE EDWIN BASSLER PROPERTY ZONED R-20

TAX MAP NO:35 BLK:12 PARCEL NO:P/O 179
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 28, 2001

GRAPHIC SCALE
0 50 75 100 150

SCALE: 1"=50'
SHEET 1 OF 1
F 01-13

ACAD/PLC/MOD/DOCS/HEINZ/1/PLAT.DWG