

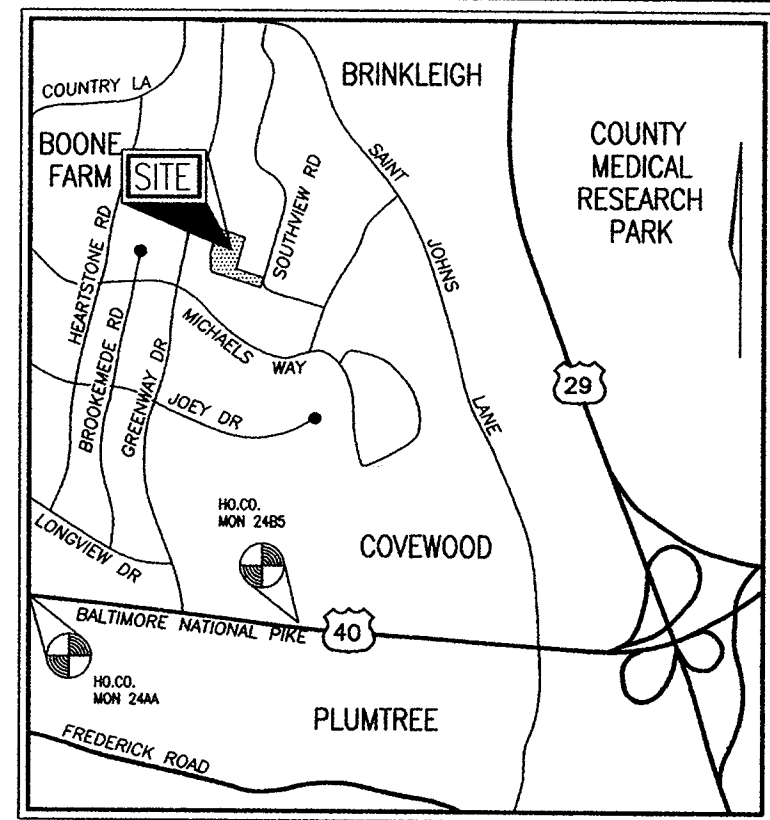
LINE NO.	DIRECTION	DISTANCE
L1	S39°58'11"E	21.03'
L2	S11°07'48"E	21.12'
L3	S58°12'24"W	10.30'
L4	S17°05'03"E	16.71'
L5	S39°27'38"W	15.29'
L6	S58°52'52"E	15.58'
L7	S15°17'38"E	20.39'
L8	S88°19'48"W	28.47'
L9	S26°52'21"W	32.27'
L10	S11°54'21"E	23.62'
L11	S14°28'14"W	63.64'
L12	S17°09'58"W	19.77'

POINT	NORTH	EAST
1	N 588822.6073	E 1357696.2745
2	N 588750.5183	E 1357677.0049
3	N 588804.8739	E 1357484.5125
4	N 588854.4013	E 1357307.9966
5	N 588932.9699	E 1357299.9457
6	N 589129.8198	E 1357321.4443
7	N 589067.4681	E 1357554.7049
8	N 588874.2546	E 1357503.0581

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	15,733 ±	1,728 ±	14,005 ±
2	16,166 ±	2,160 ±	14,006 ±
3	16,689 ±	2,681 ±	14,008 ±

**GENERAL NOTES**

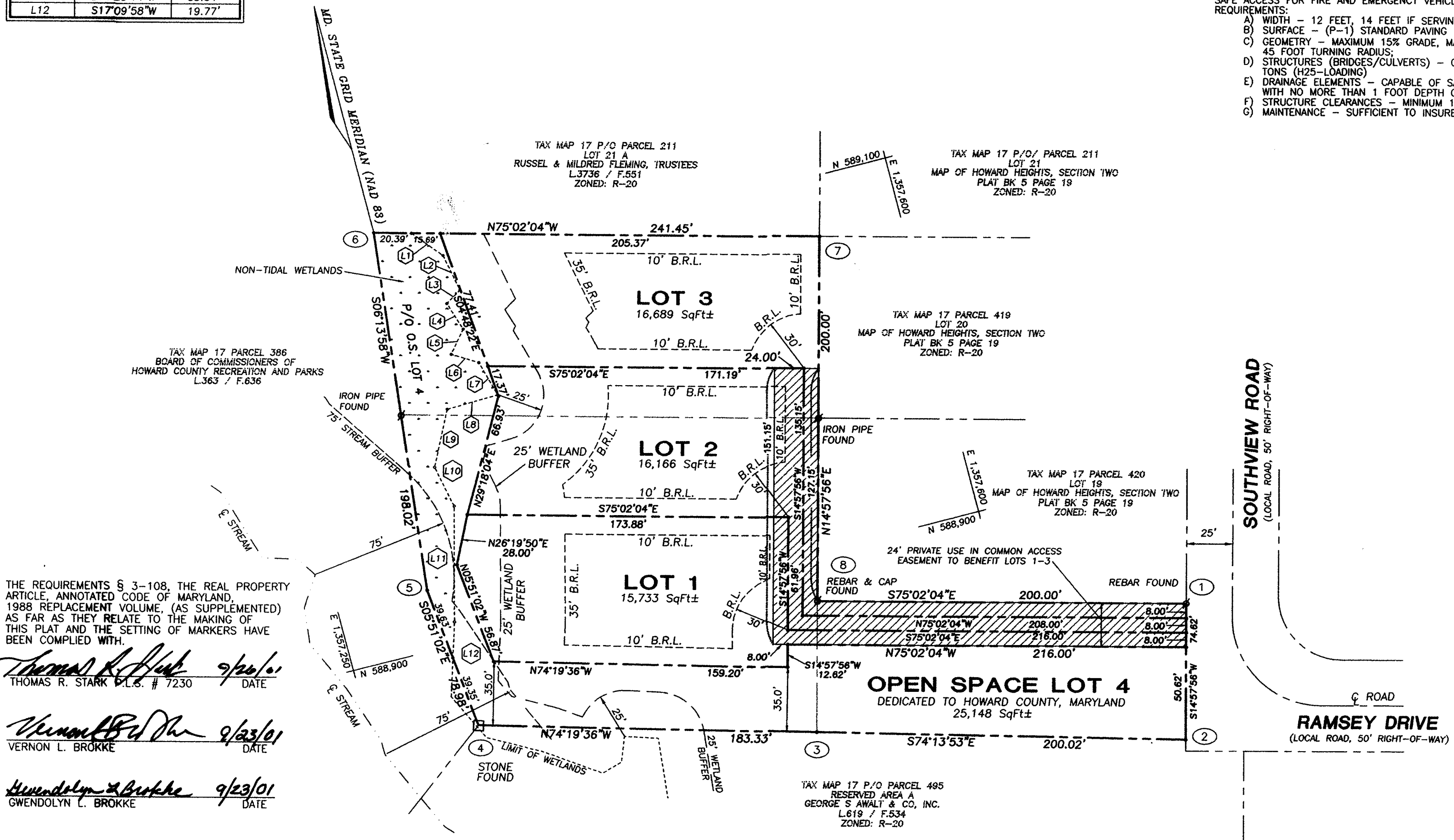
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB  
2444 N 587,380.631 E 1,352,803.649  
2485 N 586,956.280 E 1,356,570.81
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY REAL ESTATE SURVEYORS, L.L.C. IN JUNE, 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.



**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES (CONT)**

- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND SOUTHWIEW ROAD RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- LANDSCAPING FOR LOTS 1-3 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 PLANTING OBLIGATIONS AND THE AMOUNT OF THE REQUIRED SURETY WILL BE FINALIZED WITH THE SITE DEVELOPMENT PLAN SUBMISSION FOR LOTS 1 TO 3. SURETY REQUIRED FOR PERIMETER LANDSCAPING OF OPEN SPACE LOT 4 SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 1 UPON APPROVAL OF THE SITE DEVELOPMENT PLAN FOR LOTS 1 TO 3. LOT 2 IS AN INTERNAL LOT REQUIRING NO LANDSCAPING.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF \$13,503.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR 0.62 ACRES OF AFFORESTATION OBLIGATION.
- 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 FEBRUARY 2, 2001. WATER QUALITY WILL BE PROVIDED FOR LOTS 1-3 AT SITE DEVELOPMENT PLAN STAGE. THE DESIGN SHALL BE IN ACCORDANCE WITH THE HO. CO. DESIGN MANUAL VOLUMET.
- WATER AND SEWER SERVICE TO LOTS 1-3 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 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 11-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 32-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- WETLANDS SHOWN HEREON ARE BASED ON DELINEATION PERFORMED BY CHRIS ATHANAS, Ph.D. & ASSOCIATES, INC. AND ECO-SCIENCE PROFESSIONALS, INC.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- OPEN SPACE CALCULATIONS:  
OPEN SPACE REQUIRED: 1.6928 X .30 = 0.5078 Ac OR 22,120 SqFt  
CREDITED OPEN SPACE PROVIDED: 0.5121 Ac OR 22,308 SqFt  
NON-CREDITED OPEN SPACE PROVIDED: 0.0652 Ac OR 2,840 SqFt  
TOTAL OPEN SPACE PROVIDED: 0.5773 Ac OR 25,148 SqFt (34%)
- OPEN SPACE LOT 4 TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, FLOODPLAINS OR THEIR BUFFERS.



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.

*Thomas R. Stark* 9/26/01  
THOMAS R. STARK P.L.S. # 7230 DATE

*Vernon L. Brokke* 9/23/01  
VERNON L. BROKKE DATE

*Gwendolyn L. Brokke* 9/23/01  
GWENDOLYN L. BROKKE DATE

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.1155 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5773 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.6928 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA TO BE RECORDED:	1.6928 AC

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



**OWNERS/DEVELOPERS**  
VERNON L. BROKKE  
GWENDOLYN L. BROKKE  
1111 VINEYARD HILL ROAD  
CATONSVILLE, MD. 21228

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

*Diane J. Maternak M.D.* 10/16/01  
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/16/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/18/01  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, VERNON L. BROKKE AND GWENDOLYN L. BROKKE 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 INTO 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 26th DAY OF September, 2001.

*Vernon L. Brokke*  
VERNON L. BROKKE

*Gwendolyn L. Brokke*  
GWENDOLYN L. BROKKE

*[Signature]*  
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 MAURICE B. MEUNIER AND WINIFRED C. MEUNIER TO VERNON L. BROKKE AND GWENDOLYN L. BROKKE BY DEED DATED APRIL 7, 2000 AND RECORDED IN LIBER 5086 AT FOLIO 212 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THE LANDS CONVEYED BY JOHN SCOTT HAUF TO VERNON L.M. BROKKE, SR. AND GWENDOLYN L. BROKKE BY DEED DATED JANUARY 25, 2001 AND RECORDED IN LIBER 5341 AT FOLIO 576 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.

*Thomas R. Stark* 9/26/01  
THOMAS R. STARK, PROFESSIONAL LAND SURVEYOR #7230 DATE

RECORDED AS PLAT NO. 15029 ON 10/24/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SOUTHWIEW ROAD**  
LOTS 1-3 AND OPEN SPACE LOT 4

ZONED R-20  
TAX MAP NO:17 BLK:22 PARCEL NO:P/O 420,730  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: SEPTEMBER 17, 2001

GRAPHIC SCALE  
0 50 75 100 150

SCALE: 1"=50'  
SHEET 1 OF 1  
F 01-113

ACADFILE: \\C:\WORK\B\WALL\REVISED.DWG