

# GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. THE SUBJECT PROPERTY IS BEING DEVELOPED UNDER THE REQUIREMENTS FOR THE R-12 ZONING DISTRICT, IN ACCORDANCE WITH SECTION 107.G OF THE ZONING REGULATIONS.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUG. 1999, BY MILDENBERG, BOENDER & ASSOC., INC. AND THE RECORDED PLAT # 14678.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47C & 47R1  
 STATION 47C 47R1  
 NORTHING N 539 645.665 N 539 734.785  
 EASTING E 1,381,379.426 E 1,382,098.875  
 ELEVATION ELEV. 288.791 ELEV. 282.240
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - DENOTES CONCRETE MONUMENT
  - BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- STORM WATER MANAGEMENT FOR LOT 6 IS SATISFIED VIA THE PAYMENT OF FEE-IN-LIEU UNDER F-00-150 PLAT NO 14678. STORM WATER MANAGEMENT FOR LOT 7 IS SATISFIED VIA VIA THE PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$ 2,200.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES OVER 20,000 SQ. FT. IN AREA EXIST ON-SITE.
- PUBLIC WATER AND SEWER WILL BE AVAILABLE UNDER EXISTING CONTRACT #3-W, & 128-S
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- AREA OF THE SMALLEST LOT = 9,600 SQ. FT.  
 AREA OF THE SUBDIVISION = 0.51± AC
- OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED UNDER F-00-150.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE 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.
  - 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), WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL BEEN SATISFIED UNDER F-00-150.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS ALLOWED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS OR THE FLOODPLAIN AREA.
- ARTICLES OF INCORPORATION FOR BETHEL CROSSING HOMEOWNERS ASSOCIATION HAS BEEN RECORDED UNDER LIBER 5327 FOLIO 279.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAN. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- FOR OTHER PERTINENT NOTES SEE, F-00-150, BETHEL CROSSING LOTS 1 THRU 4 PLAT NO. 14678 & 14838.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN ON FILE WITH F-00-150. LANDSCAPING SHALL BE DEFERRED FOR LOT 6 AND 7 UNTIL SUBMISSION AND APPROVAL OF A SITE DEVELOPMENT PLAN. SURETY WILL BE PROVIDED WITH THE GRADING PERMIT.
- LOTS 6 AND 7 WILL REQUIRE A SITE DEVELOPMENT PLAN.
- This plan conforms with the requirements of the 4th Edition of the Howard County Subdivision and Land Development Regulations.

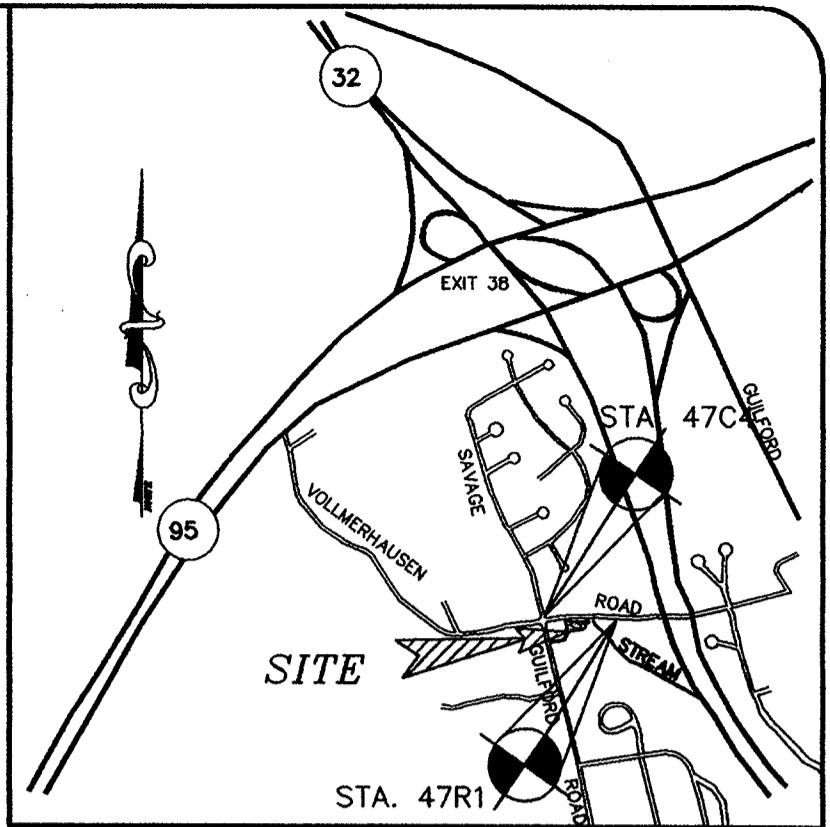
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	10,869 SQ. FT.	1,201 SQ. FT.	9,668 SQ. FT.
7	11,498 SQ. FT.	1,897 SQ. FT.	9,601 SQ. FT.

NO.	NORTH	EAST
1	539407.076	1361452.280
2	539426.607	1361582.382
3	539489.631	1361612.453
4	539534.842	1361617.882
5	539534.842	1361617.882
6	539617.349	1361598.194
7	539619.106	1361608.746
8	539611.222	1361840.715
9	539576.831	1361807.194
10	539537.546	1361799.671
11	539506.045	1361633.580
12	539415.686	1361590.467
13	539395.362	1361455.079

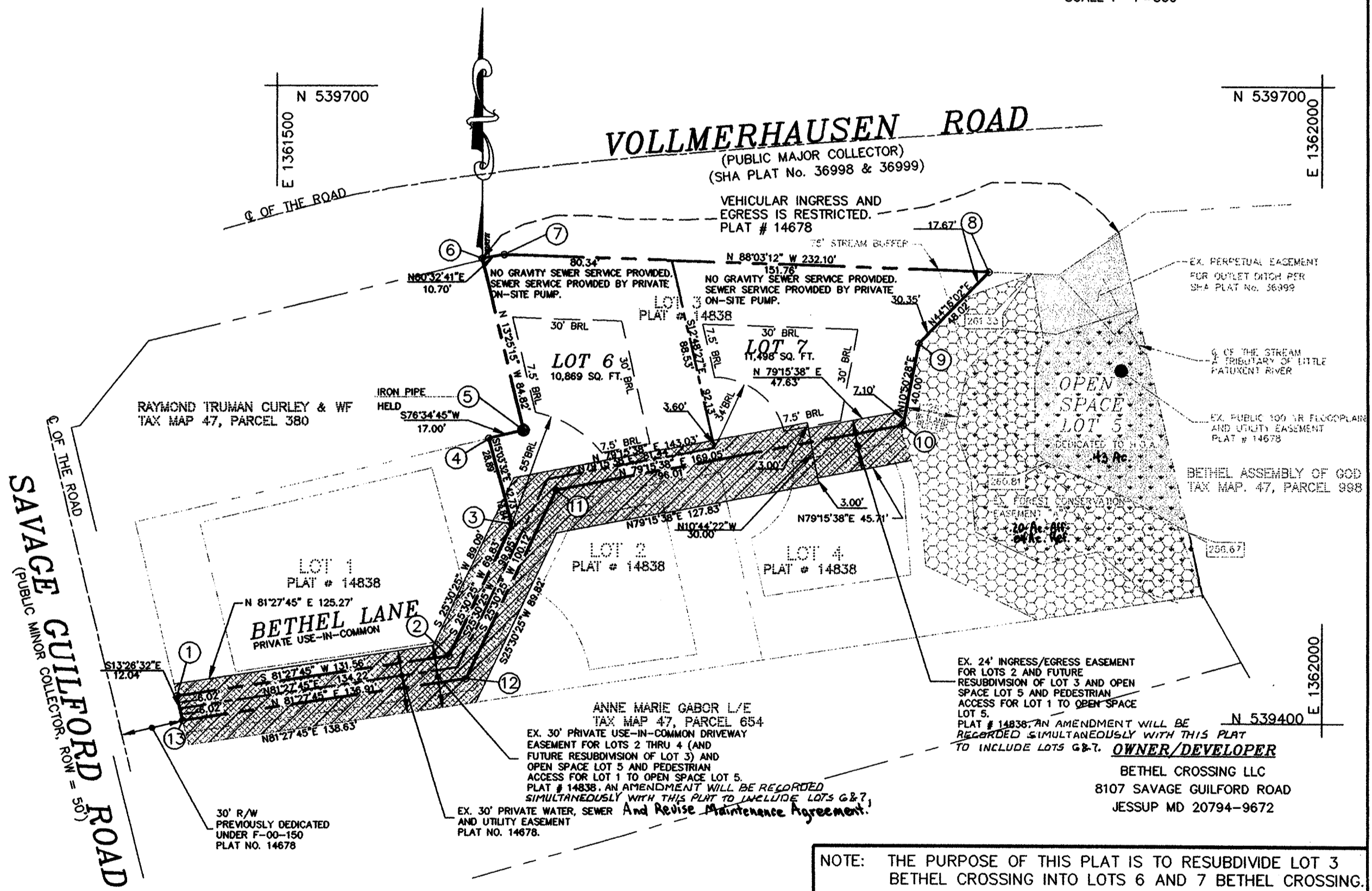
## LEGEND

- EX. PRIVATE WATER, SEWER AND UTILITY EASEMENT.
- EX. PRIVATE USE-IN-COMMON DRIVEWAY, INGRESS EGRESS.
- DENOTES EX. FOREST CONSERVATION EASEMENT.
- DENOTES EX. 100 YR FLOODPLAIN EASEMENT
- DENOTES WETLANDS
- DENOTES FLOODPLAIN ELEVATIONS

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP  
SCALE: 1"=500'



## TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS OR PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.51 AC±
AREA 100 YR FLOODPLAIN TO BE RECORDED	0 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC±
AREA OF LOTS OR PARCELS TO BE RECORDED	0.51 AC±
AREA OF ROADWAY TO BE RECORDED	0 AC±
AREA TO BE RECORDED	0.51 AC±

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ACT, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John A. Mildenberg* 12/31/01  
 JOHN A. MILDENBERG, SURVEYOR  
 DATE

*Catherine Fogarty* 12/31/01  
 CATHERINE FOGARTY, SECRETARY  
 DATE

## OWNER'S STATEMENT

BETHEL CROSSING LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN LIBER 4845, FOLIO 586 HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 3rd DAY OF December 2001

*Catherine Fogarty*  
 CATHERINE FOGARTY, SECRETARY

*Dawn M. Consider*  
 WITNESS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 3, BETHEL CROSSING PLAT #14678, 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 ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John A. Mildenberg* 12/31/01  
 JOHN A. MILDENBERG, SURVEYOR, ES. NO. 10768  
 DATE

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 BETHEL CROSSING INTO LOTS 6 AND 7 BETHEL CROSSING.

RECORDED AS PLAT 15159 ON 1-11-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BETHEL CROSSING  
 LOTS 6 AND 7  
 A RESUBDIVISION OF BETHEL CROSSING  
 LOT 3

SHEET 1 OF 1

TAX MAP 47 PARCEL 626  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-12  
 SCALE: 1"=50'  
 DATE: DEC. 2001  
 DPZ FILE NOS. F-00-150, F-01-160  
 Plat No. 14838-14678

MILDENBERG, BOENDER & ASSOC., INC.  
 Engineers Planners Surveyors

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