

COORDINATE TABLE		
POINT	NORTH	EAST
535	556687.8358	1390867.7189
536	556621.5024	1390841.5314
537	556590.0986	1390947.9683
538	556662.9874	1390976.7437
541	556637.5450	1391087.8522
542	556558.0821	1391056.4814
343	556523.8703	1391172.4354
544	556609.9734	1391206.4276
608	556630.0258	1390812.6431
626	556579.3927	1391335.5560
1512	556497.9151	1391260.4051
1520	556718.5335	1390847.5847

CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD BEARING	CHORD LENGTH
C1	860.03'	47.65'	95.20'	6°20'33"	S 21°32'36" W	95.16'
C2	860.03'	3.01'	6.01'	0°24'02"	N 19°46'24" E	6.01'
C3	860.03'	3.01'	6.01'	0°24'02"	N 19°22'22" E	6.01'
C4	860.03'	3.00'	6.01'	0°24'01"	N 18°58'21" E	6.01'
C5	860.03'	3.00'	6.01'	0°24'01"	N 18°34'20" E	6.01'
C6	860.03'	12.02'	24.04'	1°36'06"	N 19°10'22" E	24.04'
C7	860.03'	35.60'	71.16'	4°44'28"	N 22°20'39" E	71.14'

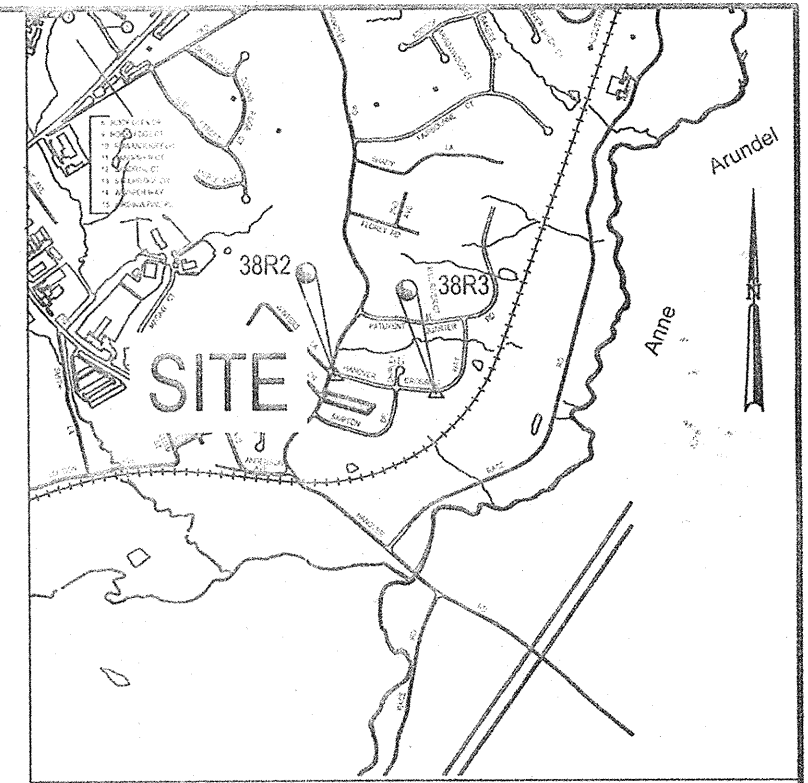
LINE TABLE		
POINT	BEARING	DISTANCE
L1	S 74°05'06" E	29.15'
L2	S 74°05'06" E	140.40'
L3	S 74°05'06" E	253.86'
L4	S 74°05'06" E	375.14'

LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF ROAD WIDENING. 1,424 Sq.Ft. OR 0.0327 Ac.±

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 2 THROUGH 5. 8,997 Sq.Ft.

### 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-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 38R2 AND 38R3.  
38R2 N 557,500.663' E 1,391,227.052'  
38R3 N 557,417.823' E 1,391,983.177'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN FEBRUARY, 2001.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR W/ FWA#4 CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-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:  
A. WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE;  
B. SURFACE - (P-1) STANDARD PAVING;  
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
D. STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);  
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F. STRUCTURE CLEARANCE - MINIMUM 12 FEET;  
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



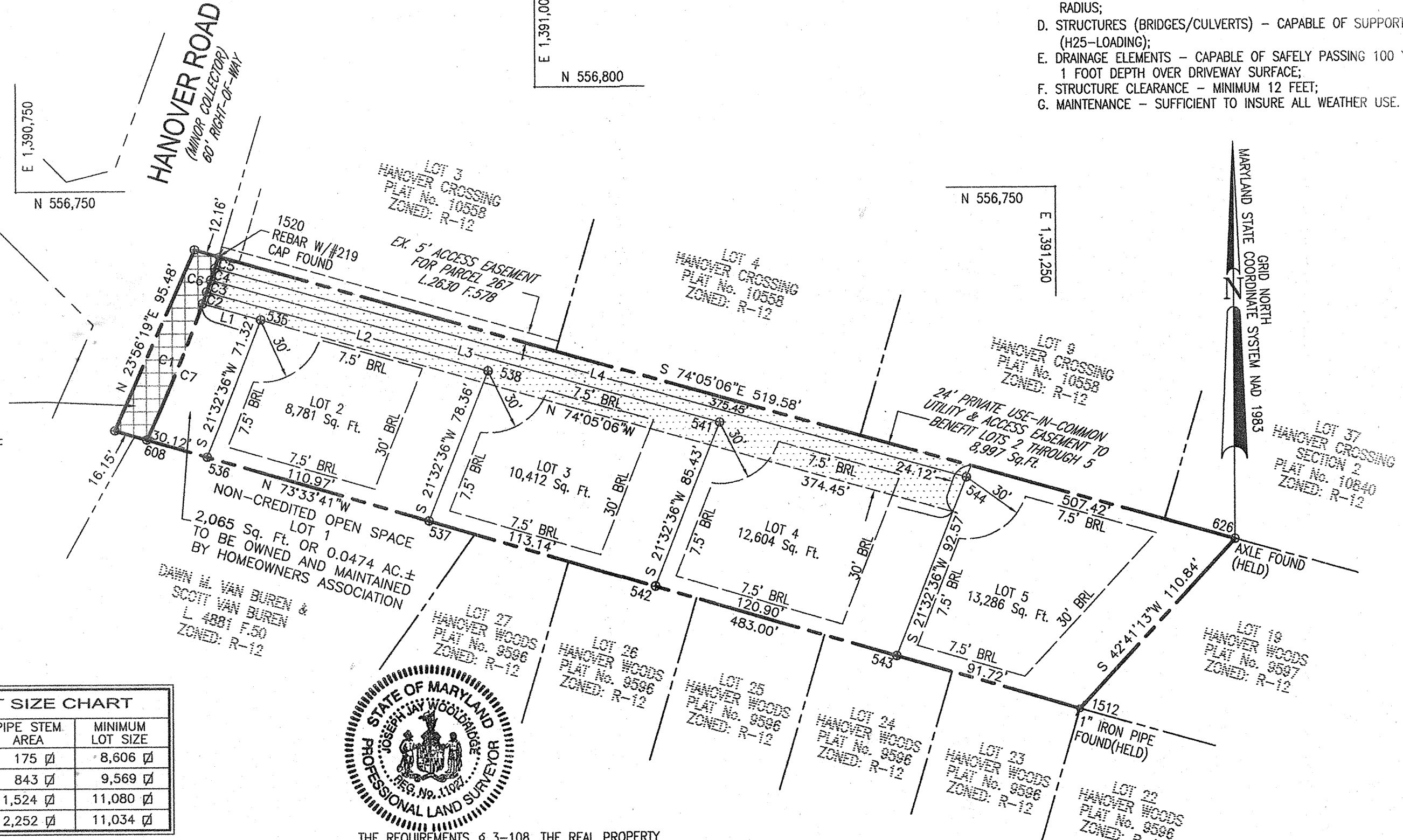
### VICINITY MAP

1"=2000'

### GENERAL NOTES (CONTINUED)

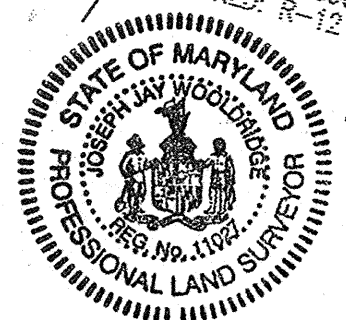
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 2 THROUGH 5 TO BE PROVIDED AT THE JUNCTION OF THE USE-IN-COMMON ACCESS EASEMENT AND HANOVER ROAD.
- LANDSCAPING FOR LOTS 1 THROUGH 5 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 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 THROUGH 5.
- THE FOREST CONSERVATION OBLIGATIONS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT FOR THIS SUBDIVISION TO BE FULFILLED UNDER F-01-171.
- THIS MINOR SUBDIVISION IS EXEMPT FROM THE Cpv. WqV AND Rev REQUIREMENTS ARE MET BY UTILIZATION OF ROOFTOP DISCONNECTS AND DRY SWALE.
- WATER AND SEWER SERVICE TO LOTS 2 THROUGH 5 WILL BE GRANTED UNDER THE PROVISION 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 2-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 578-S.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 2 THROUGH 5 WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER WETLANDS INVESTIGATION PERFORMED BY CHUCK SCHNEIDER, SENIOR ENVIRONMENTAL SPECIALIST, FROM FREDERICK WARD ASSOCIATES, INC., ON OR ABOUT MARCH 7, 2001.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE PER THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL No. 240044 0036 B, WITH EFFECTIVE DATE DECEMBER 4, 1986.
- UNDER AIRPORT ZONING PERMIT No. 01-99, THE MARYLAND AVIATION ADMINISTRATION HAS APPROVED THE CONSTRUCTION OF PROPOSED STRUCTURES ON THIS PROPERTY BASED ON THE FACT THAT THE PROPOSED STRUCTURES WILL NOT PENETRATE ANY NAVIGATIONAL AIRSPACE.
- A STORMWATER MANAGEMENT FACILITY WILL BE REQUIRED TO SERVE THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTION HAVE BEEN ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 07/05/02 AS FILING No. 1000361987224205.
- FEE-IN-LIEU OF OPEN SPACE WAS APPROVED UNDER F-01-171. THE FEE-IN-LIEU ASSOCIATED WITH THIS PROJECT IN THE AMOUNT OF \$4,500.00 HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION OBLIGATIONS ARE FULFILLED BY PAYMENT OF 0.17 ACRES OF AFFORESTATION (\$3,702.00).
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE PLAN IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION REGS.

JULIE ANN DRIVE  
DEDICATED PER PLAT No. 9688



LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF ROAD WIDENING 1,424 Sq.Ft. OR 0.0327 Ac.±

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	8,781	175	8,606
3	10,412	843	9,569
4	12,604	1,524	11,080
5	13,286	2,252	11,034



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 BEEN COMPLIED WITH.

Joseph Jay Wooldridge 07/10/02  
JOSEPH JAY WOOLDRIDGE, PROF LS #11027 DATE

Michael PfaU 7/10/02  
MICHAEL PFAU DATE

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.0349 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0474 Ac.
TOTAL AREA OF LOTS TO BE RECORDED.....	1.0823 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0327 Ac.
TOTAL AREA TO BE RECORDED.....	1.1150 Ac.

OWNER/DEVELOPER  
MICHAEL PFAU  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044

**FREDERICK WARD ASSOCIATES, INC.**  
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Warrenton, Virginia

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

Penny Brewster M.D. 8/15/02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/14/02  
DATE

8/20/02  
DATE

### OWNER'S CERTIFICATE

I, MICHAEL PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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-WAYS 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 PLANS 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 PLANS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS DAY OF July 11, 2002.

Michael PfaU 7/10/02  
MICHAEL PFAU  
Witness: [Signature] 7/10/02

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY WILLIAM F. MURPHY TO MICHAEL PFAU, BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 422 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldridge 07/10/02  
JOSEPH JAY WOOLDRIDGE, PROFESSIONAL LAND SURVEYOR #11027 DATE

RECORDED AS PLAT No. 15555 ON 8-20-02  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### WEST POINT

LOTS 2 - 5 AND OPEN SPACE LOT 1  
ZONED R-12  
TAX MAP No. 38 BLK: 15 PARCEL No. 267  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
JULY 1, 2002  
GRAPHIC SCALE  
50' 0 50' 100' 150'  
SCALE: 1" = 50' SHEET No. 1 OF 1