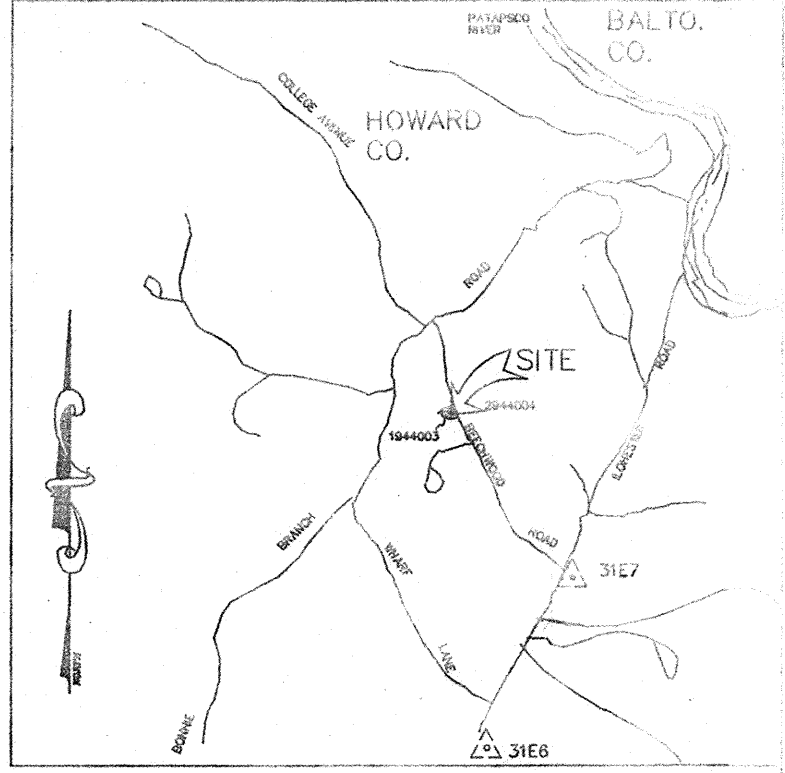
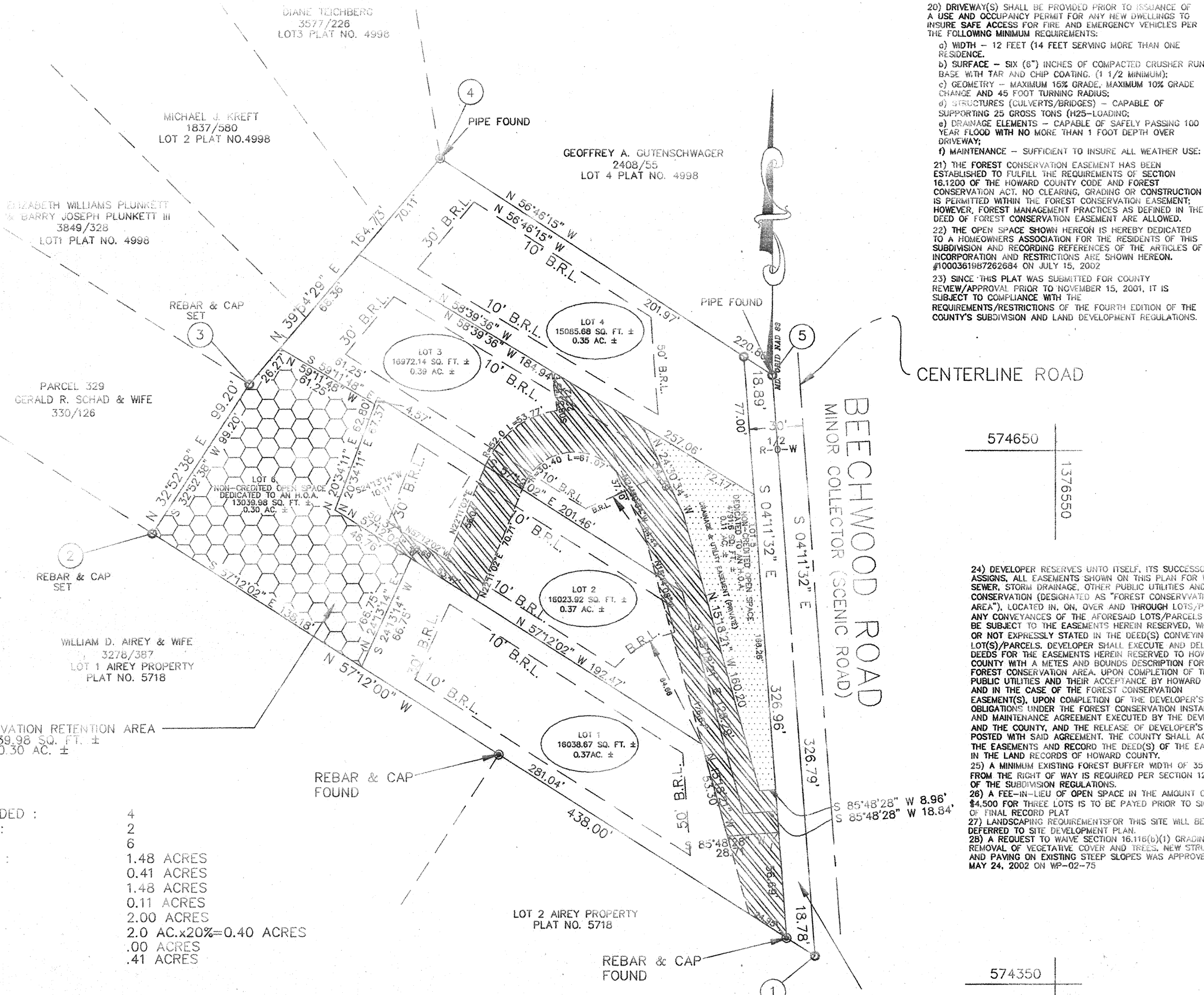


COORDINATE TABLE		
NO.	NORTH	EAST
1	574366.095	1376416.450
2	574603.363	1376048.282
3	574686.677	1376102.133
4	574813.036	1376207.816
5	574692.008	1376392.561

NOTE: COORDINATES BASED ON NAD' 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31E7 AND 31E6



- 20) DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM)
 - c) GEOMETRY - MAXIMUM 16% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LBS.)
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 21) THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 22) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. #1000361987262684 ON JULY 15, 2002
- 23) SINCE THIS PLAT WAS SUBMITTED FOR COUNTY REVIEW/APPROVAL PRIOR TO NOVEMBER 15, 2001, IT IS SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS/RESTRICTIONS OF THE FOURTH EDITION OF THE COUNTY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

VICINITY MAP
1"=2000

- GENERAL NOTES**
- 1.) SUBJECT PROPERTY IS ZONED R-20 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN
 - 2.) COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATION NO. 31E6 N 570852.372 E 1376700.647 NO. 31E7 N 572535.350 E 1377504.033
 - 3.) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT JULY, 1997 BY JOHN C. MELLEMA SR., INC.
 - 4.) NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
 - 5.) THERE ARE NO WETLANDS ON SITE PER A MARCH 29, 2001 SITE INSPECTION PERFORMED BY ECO-SCIENCE PROFESSIONALS
 - 6.) ALL AREAS SHOWN ARE MORE OR LESS
 - 7.) SURVEY WORK AND DOCUMENTATION ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE.
 - 8.) B.R.L. DENOTES BUILDING RESTRICTION LINE
 - 9.) THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD., WITH THIS PLAT
 - 10.) THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - 11.) PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 - 12.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
 - 13.) ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
 - 14.) FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF .30 ACRES OF EXISTING FOREST INTO A RETENTION EASEMENT AREA AND THE PAYMENT OF A FEE-IN-LIEU OF \$7,184.00 TO THE FOREST CONSERVATION FUND FOR 0.33 ACRES OF REFORESTATION.
 - 15.) THE EXISTING DWELLING AND STRUCTURES ON THIS SITE ARE TO BE RAZED.
 - 16.) FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - 17.) 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 HOWARD COUNTY CODE AND LANDSCAPE MANUAL
 - 18.) LOTS 1 THRU 4 WILL REQUIRE SITE DEVELOPMENT PLANS.
 - 19.) STORM WATER MANAGEMENT FOR THIS SITE WILL BE HANDLED THROUGH A GRASS CHANNEL DESIGN. SURETY WILL BE POSTED AT THE TIME OF SITE DEVELOPMENT PLAN

- 24) DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION FOR THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 25) A MINIMUM EXISTING FOREST BUFFER WIDTH OF 35 FEET FROM THE RIGHT OF WAY IS REQUIRED PER SECTION 129(b)(2) OF THE SUBDIVISION REGULATIONS.
- 26) A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500 FOR THREE LOTS IS TO BE PAID PRIOR TO SIGNATURE OF FINAL RECORD PLAT
- 27) LANDSCAPING REQUIREMENTS FOR THIS SITE WILL BE DEFERRED TO SITE DEVELOPMENT PLAN
- 28) A REQUEST TO WAIVE SECTION 16.116(b)(1) GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON EXISTING STEEP SLOPES WAS APPROVED ON MAY 24, 2002 ON WF-02-75

MINIMUM LOT SIZE.

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
2	16023.92	865.65	15158.27
3	16972.14	1654.25	15317.89

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED :	4
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED :	2
TOTAL NUMBER OF LOTS TO BE RECORDED :	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED :	1.48 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED :	0.41 ACRES
TOTAL AREA OF LOTS TO BE RECORDED :	1.48 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED :	0.11 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	2.00 ACRES
TOTAL AREA OF OPEN SPACE REQUIRED :	2.0 AC.X20%=0.40 ACRES
TOTAL AREA OF OPEN SPACE PROVIDED :	.00 ACRES
TOTAL AREA OF NON-CREDITED OPEN SPACE :	.41 ACRES

LEGEND

- DENOTES CORNER FOUND
- DENOTES REBAR CAP SET
- DENOTES FOREST CONSERVATION RETENTION AREA
- DENOTES USE-IN-COMMON ACCESS EASEMENT
- DENOTES DRAINAGE & UTILITY EASEMENT

THE REQUIREMENTS OF S-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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH SURVEYOR:

John C. Mellema Sr. 8-19-02
JOHN C. MELLEMA SR. REC. NO. DATE

Michael J. Pfaue 8/26/02
OWNER: DATE

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 0.11 ACRES

OWNER/DEVELOPER
MICHAEL L. PFUAU
3675 PARK AVE., SUITE 301
ELLCOTT CITY MD 21043
PHONE: 410-480-0023

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

Demetrius M. ... 9/2/02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John C. Mellema Sr. 8/26/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael J. Pfaue 9/6/02
DIRECTOR DATE

OWNER'S STATEMENT

I, MICHAEL L. PFUAU, OWNER OF THE SAID PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS 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 AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND OR ROADS AND FLOODPLAINS 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 FLOODPLAINS, 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; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

WITNESS MY HAND THIS DAY OF
Michael J. Pfaue 8/26/02 *John C. Mellema Sr.* 8/26/02
DATE DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY EARL G. BLAND AND CONSTANCE L. BLAND TO MICHAEL L. PFUAU BY A DEED DATED MAY 16, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6184, FOLIO 131 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema Sr. 8-19-02
JOHN C. MELLEMA SR. SURVEYOR DATE

RECORDED AS PLAT 15568 ON 9-12-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MINOR SUBDIVISION OF
BEECHWOOD OVERLOOK
LOTS 1-4 & OPEN SPACE LOTS 5&6 PLAT SHEET NO. 1 OF 1
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 31 PARCEL 311 GRID 4
SCALE: 1" = 50' DATE APRIL, 2001

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

F-01-179