

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	340.72	140.97	71.26	140.21	N 22°18'30" E	20°40'21"

COORDINATE LIST		
POINT	NORTH	EAST
1	582755.474	1362914.012
2	582795.215	1362939.467
3	582924.931	1362992.690
4	582874.534	1363230.360
5	13649.656	1363074.232

WETLANDS CHART		
LINE	DIRECTION	LENGTH
A	N 80°20'50" E	5.63'
B	N 82°15'53" E	25.31'
C	N 73°32'52" E	14.22'
D	S 78°01'20" E	7.04'
E	S 52°19'08" W	21.86'
F	S 74°44'47" W	13.00'
G	S 63°49'49" W	13.50'
H	N 30°06'55" W	7.03'
I	N 52°55'33" W	9.35'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-100, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edwin A. Schoenfelder 4-3-02
EDWIN A. SCHOENFELDER DATE

E. Berkeley Schoenfelder 4/3/02
E. BERKELEY SCHOENFELDER DATE

W. J. Cramer 4/3/02
WITNESS DATE

TOTAL TABULATION THIS SUBMISSION	
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.091 AC
NON-BUILDABLE LOTS	0.000 AC.
OPEN SPACE	0.000 AC.
PRESERVATION PARCELS	0.000 AC.
TOTAL AREA OF RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.000 AC.
TOTAL AREA OF THIS SUBDIVISION TO BE RECORDED:	1.091 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

Penny Bouter 5-10-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


William J. Cramer 5/9/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph R. Smith 5/17/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY JOEL C. GREER AND BEULAH F. GREER, HIS WIFE, TO EDWIN A. SCHOENFELDER AND E. BERKELEY SCHOENFELDER, HIS WIFE, BY THE DEED DATED JUNE 8, 1964 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 419, FOLIO 170, 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 ANNOTATED CODE OF MARYLAND, AS AMENDED.

Raymond H. Kile 4-8-02
RAYMOND H. KILE #510 DATE



OWNER'S CERTIFICATE

WE, EDWIN A. SCHOENFELDER AND E. BERKELEY SCHOENFELDER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OUR HANDS THIS 2nd DAY OF April, 2002.

Edwin A. Schoenfelder
EDWIN A. SCHOENFELDER

E. Berkeley Schoenfelder
E. BERKELEY SCHOENFELDER

W. J. Cramer
WITNESS

W. J. Cramer
WITNESS

PURPOSE STATEMENT

THE PURPOSE FOR THIS PLAT IS TO RESUBDIVIDE LOT 8 OF THE SUBDIVISION ENTITLED "MAP OF GREER'S SUBDIVISION" RECORDED IN PLAT BOOK 8, PAGE 2, AND TO CREATE 2 NEW LOTS, ABANDON A PRIVATE DRAINAGE EASEMENT, CREATE A NEW DRAINAGE EASEMENT, USE-IN-COMMON ACCESS EASEMENT AND INDICATE THE A.T.&T. EASEMENT AS ABANDONED.

RECORDED AS PLAT NUMBER 15410

May 23, 2002 AMONG THE

LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GREER'S SUBDIVISION

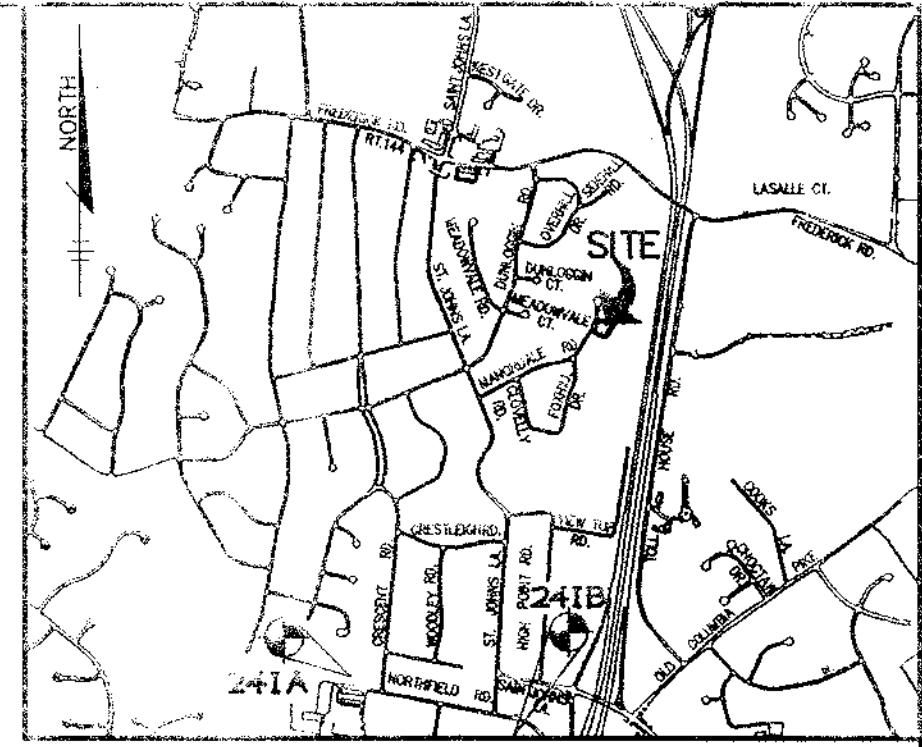
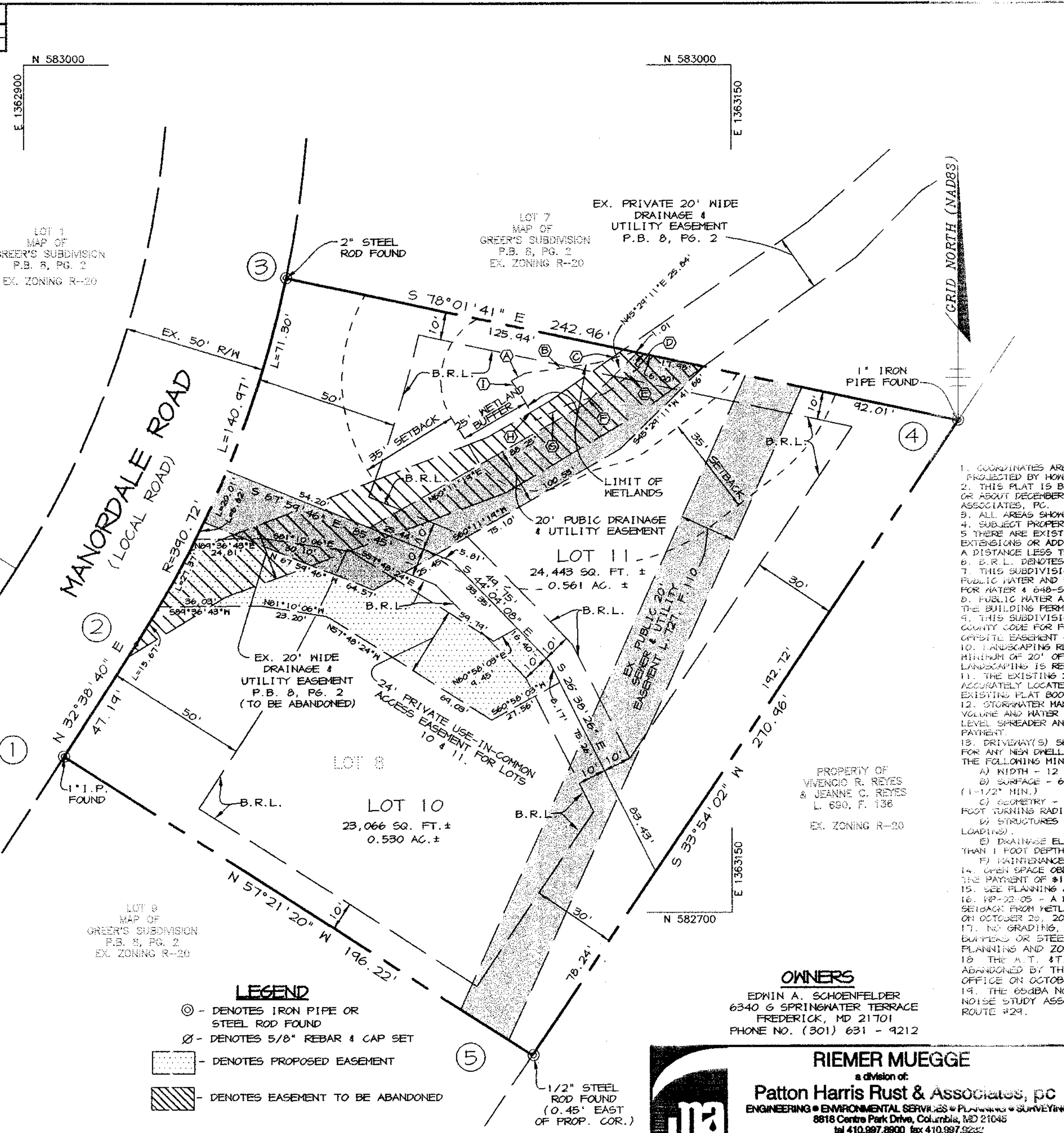
LOTS 10 AND 11

A RESUBDIVISION OF LOT 8 AS SHOWN ON SUBDIVISION PLAN ENTITLED "MAP OF GREER'S SUBDIVISION" AND RECORDED IN PLAT BOOK 8, FOLIO 2

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP NO. 28 4-262, WP-02-05 PARCEL: P/O 755
GRID NO. 2, 10, 15 & 16 ZONED: R-20
SCALE: 1" = 30' DATE: 04-01-02 SHEET 1 OF 1

PROJECT: 00339\PLAT DWG



VICINITY MAP
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Permitted Use No. 2094284
SCALE: 1" = 2,000'

- GENERAL NOTES:**
- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEOMETRIC CONTROL STATION Nos. 241A AND 241B.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2000 BY RIEMER MUEGGE A DIVISION OF PATTON HARRIS RUST & ASSOCIATES, PC.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - SUBJECT PROPERTY IS ZONED R-20 AS PER 15-98B COMPREHENSIVE ZONING PLAN.
 - THERE ARE EXISTING STRUCTURES ON LOT 10 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS ALLOW.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18, 122B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 84-W FOR WATER & 648-S FOR SEWER.
 - PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
 - THIS SUBDIVISION HAS MET THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PLACING .52 ACRES OF REFORESTATION IN AN OPPOSITE EASEMENT ON THE ROMITI PARCEL (TAX MAP NO. 2, PARCEL 61).
 - LANDSCAPING REQUIRED FOR THIS RESUBDIVISION WILL BE PROVIDED BY RETAINING A MINIMUM OF 20' OF EX. VEGETATION ALONG THE EASTERN PROPERTY BOUNDARY. NO OTHER LANDSCAPING IS REQUIRED PER THE HOWARD COUNTY LANDSCAPE MANUAL.
 - THE EXISTING 20' WIDE DRAINAGE EASEMENT RECORDED IN P.B. 8, PG. 2 CANNOT BE ACCURATELY LOCATED ON THIS PLAT BECAUSE THERE WAS NOT ENOUGH INFORMATION ON EXISTING PLAT BOOK 8, PAGE 2 TO LOCATE THE EASEMENT.
 - STORMWATER MANAGEMENT FOR THE DEVELOPMENT IS PROVIDED AS FOLLOWS: RECHARGE VOLUME AND WATER QUALITY VOLUME ARE ADDRESSED VIA SHEET FLOM TO BUFFER USING A LEVEL SPREADER AND CHANNEL PROTECTION VOLUME WILL BE MET THROUGH A FEE-IN LIEU PAYMENT.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE 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. (1-1/2" MIN.)
 - 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).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - OPEN SPACE OBLIGATION HAS BEEN FULFILLED BY THE PAYMENT OF \$1,500.00 FOR LOT 11.
 - SEE PLANNING AND ZONING FILE P-262, AND WP-02-05.
 - WP-02-05 - A REVIEW TO WAIVE SECTION 16.120(D)(4)(1)(1)(b) REQUIRING A 35 FOOT SETBACK FROM WETLAND BUFFERS ON LOTS GREATER THAN 10,000 S.F. IN SIZE WAS GRANTED ON OCTOBER 26, 2001.
 - NO GRADING, CLEARINGS OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, BUFFERS OR STEEP SLOPES EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING AS PART OF WP-02-05.
 - THE A.T. & T. EASEMENT SHOWN ON THE PREVIOUSLY RECORDED PLAT WAS ABANDONED BY THE RECORDATION OF A RELEASE OF EASEMENT IN THE LAND RECORD OFFICE ON OCTOBER 24, 2000 BY LIBER 5252, FOLIO 0481.
 - THE 65DBA NOISE LINE DOES NOT AFFECT THE REAR USABLE YARD PER SHA NOISE STUDY ASSOCIATED WITH THE CONSTRUCTION OF THE NOISE WALL ALONG ROUTE #29.

OWNERS

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FREDERICK, MD 21701
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RIEMER MUEGGE
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