

GENERAL NOTES

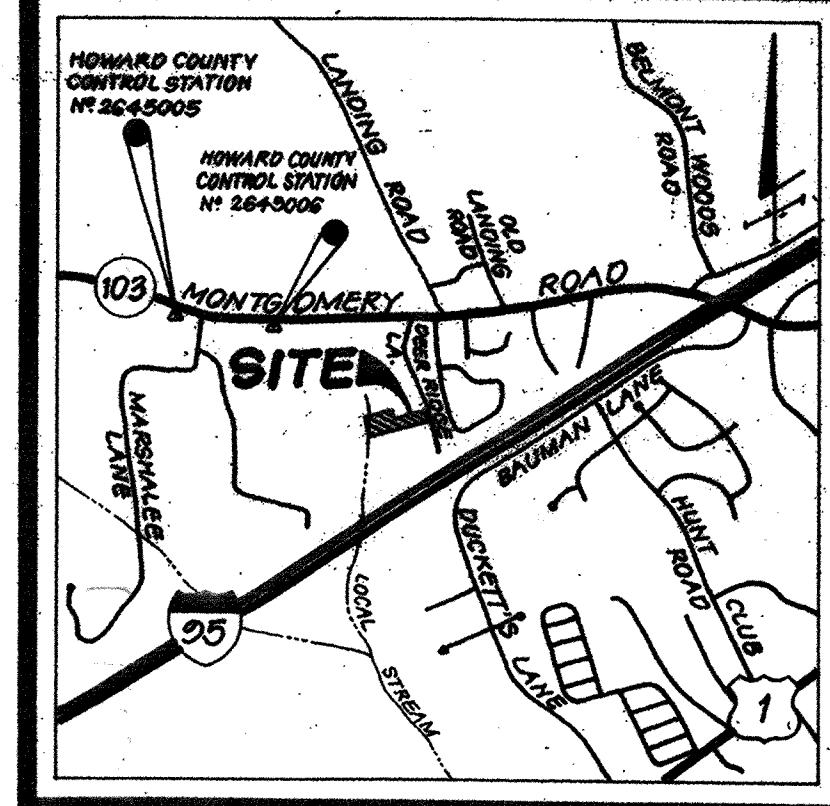
- THE SUBJECT PROPERTY SHOWN HEREON IS ZONED R-20 PURSUANT TO THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 27 MARYLAND STATE SYSTEM OF PLANE COORDINATES, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
2645005: NORTH 501,966.231 EAST 868,453.612
2645006: NORTH 501,884.354 EAST 869,482.835
REFER TO VICINITY MAP SHOWN HEREON FOR THE LOCATION OF CONTROL STATIONS RELATIVE TO THE SUBJECT PROPERTY HEREON.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY BY STV GROUP PERFORMED ON JANUARY 20, 1992.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE RIGHT OF WAY LINE OF DEER RIDGE LANE AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

- THERE IS AN EXISTING DWELLING ON LOT NO. 3 (NO. 5872) WHICH SAID DWELLING IS TO REMAIN FOR OCCUPANCY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PURSUANT TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14' FOR 2 OR MORE DWELLINGS).
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM THICKNESS)
 - GEOMETRY - MAXIMUM 15% GRADIENT, MAXIMUM 10% GRADE-CHANGE AND MINIMUM 45 FEET TURNING RADIUS.
 - STRUCTURES - CULVERTS/BRIDGES CAPABLE OF SUPPORTING 25 TONS GROSS VEHICLE WEIGHT.
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD CAPACITY WITH NO MORE THAN ONE FOOT DEPTH OF WATER OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET ABOVE DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE.
- WATER AND SEWER IS PUBLIC.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM, OR THEIR BUFFERS AS INDICATED HEREON.
- THIS SUBDIVISION IS EXEMPT FROM LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT ESTABLISHES A NEW PROPERTY LINE ONLY.
- PREVIOUS DPZ FILE NUMBERS: F-93-62.
- A \$1,500.00 FEE-IN-LIEU FOR OPEN SPACE WAS PROVIDED UNDER F-93-62 (PLAT # 10869).

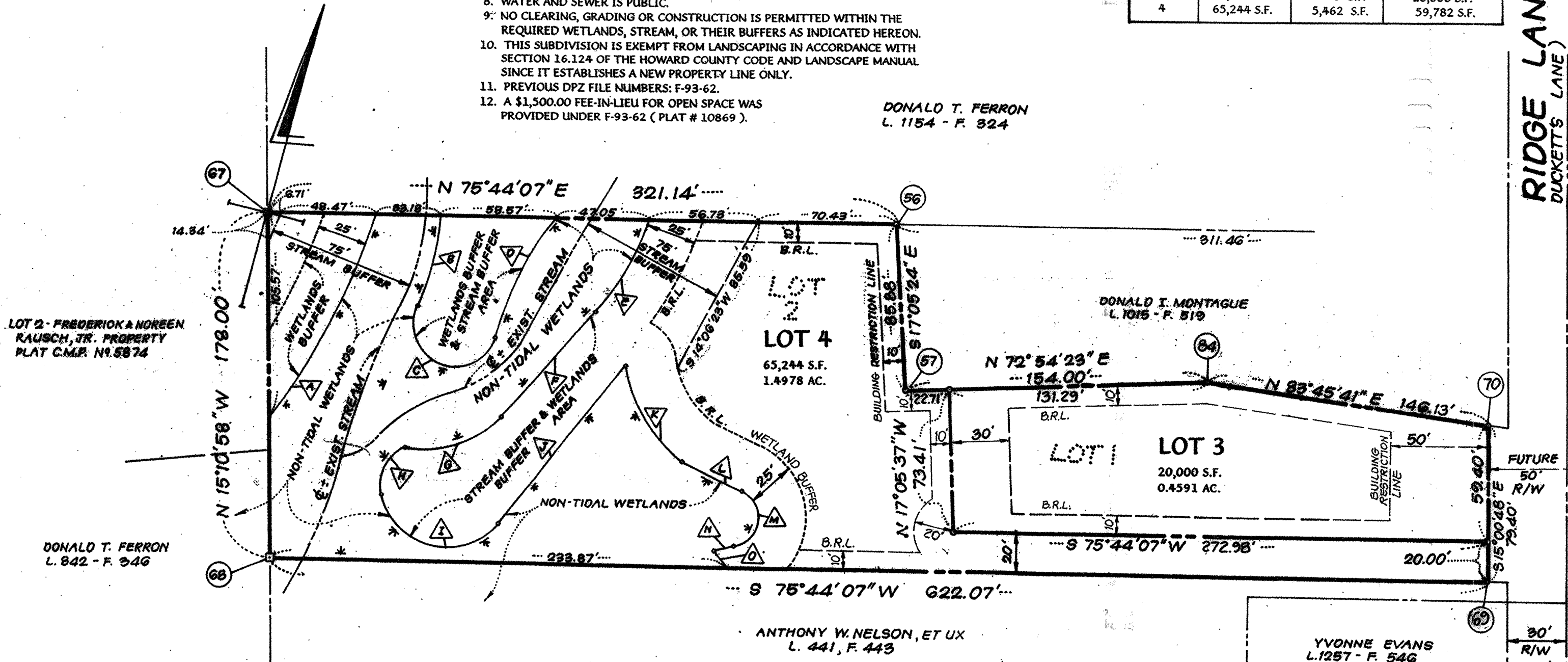
DONALD T. FERRON
L. 1154 - F. 324

WETLAND TABULATION							
A	R-150.00'	L-118.91'	D-19°27'55"	T-80.03'	L.C.-N 12°38'29" E 118.34'		
B	R-150.00'	L-48.88'	D-18°35'08"	T-24.52'	L.C.-S 00°09'04" W 48.44'		
C	R-150.00'	L-75.18'	D-18°13'38"	T-38.24'	L.C.-S 83°09'09" E 45.91'		
D	R-150.00'	L-69.91'	D-28°42'11"	T-35.60'	L.C.-N 09°23'44" E 69.28'		
E	R-150.00'	L-55.89'	D-21°20'50"	T-28.77'	L.C.-S 13°00'40" W 55.58'		
F	S 28°24'47" W 74.20'						
G	R-55.00'	L-54.88'	D-56°58'45"	T-29.83'	L.C.-S 56°53'10" W 52.44'		
H	R-22.50'	L-30.27'	D-77°01'47"	T-17.92'	L.C.-S 08°17'52" W 28.04'		
I	R-35.00'	L-77.54'	D-127°08'02"	T-70.35'	L.C.-N 87°13'58" E 62.67'		
J	N 23°49'58" E 106.58'						
K	R-80.00'	L-57.33'	D-41°03'36"	T-29.98'	L.C.-S 45°14'18" E 56.11'		
L	S 78°08'51" E 35.22'						
M	R-15.00'	L-38.07'	D-149°18'00"	T-54.55'	L.C.-S 04°31'21" E 28.93'		
N	S 80°52'32" W 10.98'						
O	S 53°55'07" E 11.13'						

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	NET AREA (MIN. 20,000 S.F.)
3	20,000 S.F.	0 S.F.	20,000 S.F.
4	65,244 S.F.	5,462 S.F.	59,782 S.F.



VICINITY MAP
SCALE: 1" = 2,000'



SECTION 2 "TIMBERVIEW"
PLAT BOOK G, FOLIO 63

SECTION 3 "TIMBERVIEW"
PLAT BOOK G, FOLIO 60

COORDINATE TABLE			
PT.	NORTH	EAST	DESCRIPTION
56	500,917.230	870,564.816	REBAR & CAP SET
57	500,835.142	870,590.054	REBAR & CAP SET
67	500,838.101	870,253.582	12" X 3" STONE FOUND-HELD
68	500,666.316	870,300.199	CONC MONUMENT SET
69	500,819.596	870,903.087	REBAR & CAP SET
70	500,896.288	870,882.519	REBAR & CAP SET
84	500,880.408	870,737.251	REBAR & CAP SET

THE REQUIREMENTS OF SECTION 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 M. Hoffman 6-12-01
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR #267

Kirk Montague 12 June 2001
KIRK MONTAGUE DATE

Lisa Montague 12 June 2001
LISA MONTAGUE DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF 100 YEAR FLOODPLAIN:	N/A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.9569 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	1.9569 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED:	1.9569 AC

LEGEND	
○	DENOTES REBAR SET CAPPED "PROP. CORNER - STV LYON 142"
○	DENOTES PIPE OR REBAR FOUND, HELD FOR BOUNDARY CORNER
○	DENOTES CONCRETE MONUMENT SET CAPPED "PROP. COR. - STV LYON 142"
■	DENOTES 12" X 3" STONE FOUND, HELD FOR BOUNDARY CORNER
---	DENOTES 25 FEET WIDE WETLAND BUFFER
---	DENOTES 75 FEET WIDE STREAM BUFFER
---	DENOTES EXISTING STREAM
---	DENOTES BOUNDARY/LOT LINES
---	DENOTES MINIMUM BUILDING RESTRICTION LINE

OWNER / DEVELOPER

LOT 3 (PREVIOUS LOT 1)	LOT 4 (PREVIOUS LOT 2)
KIRK MONTAGUE 5874 DEER RIDGE LANE ELKCRIDGE, MARYLAND 21075	KIRK MONTAGUE AND LISA MONTAGUE 5874 DEER RIDGE LANE ELKCRIDGE, MARYLAND 21075

HOFFMAN and HOFFMAN
SURVEYORS • LAND PLANNERS
5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

THE PURPOSE OF THIS PLAT IS TO INCREASE THE LOT SIZE OF LOT 2 AND TO REDUCE THE FRONT SETBACK OF LOT 1 (new lots 4 and 3, respectively).

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

Dion L. Montague 6-26-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. ... 6/29/01
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

Joseph ... 6/29/01
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, KIRK MONTAGUE AND LISA MONTAGUE, 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 UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS 12 DAY OF June, 2001.

Kirk Montague KIRK MONTAGUE
Lisa Montague LISA MONTAGUE
Thomas M. Hoffman 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 THE TWO FOLLOWING DEEDS: 1) TO KIRK MONTAGUE (PREVIOUS LOT 1) BY DEED DATED NOVEMBER 29, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4668, FOLIO 487. 2) TO KIRK MONTAGUE AND LISA MONTAGUE (PREVIOUS LOT 2) BY DEED DATED DECEMBER 12, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4140, FOLIO 292.

I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR #267
June 12, 2001
DATE



RECORDED AS PLAT NO. 14862 ON 6/29/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SUBDIVISION OF THE ESTATE OF BLANCHE NELSON MONTAGUE
LOTS 3 & 4
(RESUBDIVISION OF LOTS 1 & 2, PLAT # 10869)
ZONED: R-20
TAX MAP NO: 37 BLOCK NO: 12 PARCEL NO: 101
ELECTION DISTRICT NO. 1
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JUNE 9, 2001
50 0 50 100
GRAPHIC SCALE