

COORDINATES		
NO.	NORTH	EAST
1	552669.187	1347727.383
2	552879.820	1347712.150
3	552911.076	1348144.341
4	552806.572	1348001.455

CURVE DATA				
NO.	RADIUS	LENGTH	CHD. BEARING	CHD. DISTANCE
C1	5670.03'	306.61'	S 63°22'36" W	306.58'
C2	635.33'	177.60'	S 53°49'09" W	177.03'

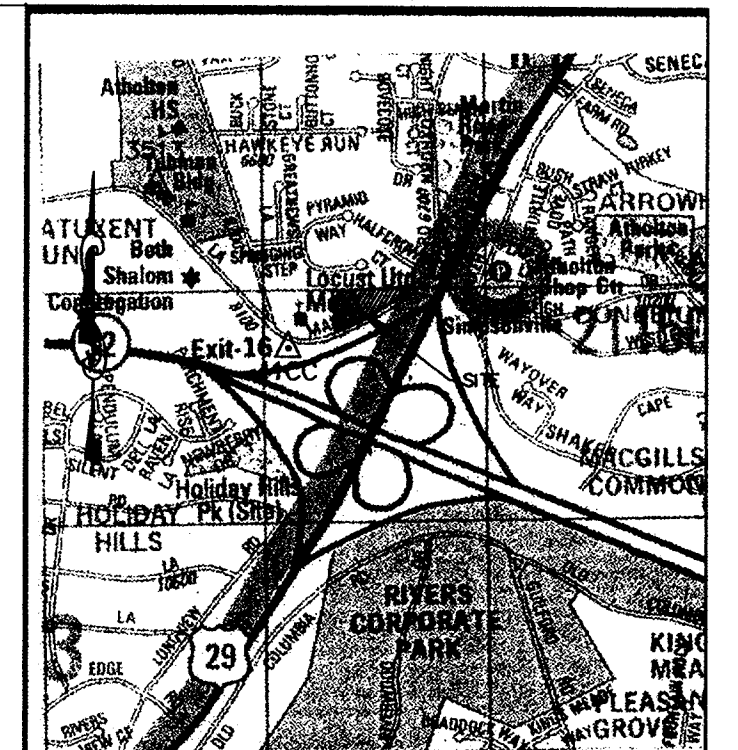
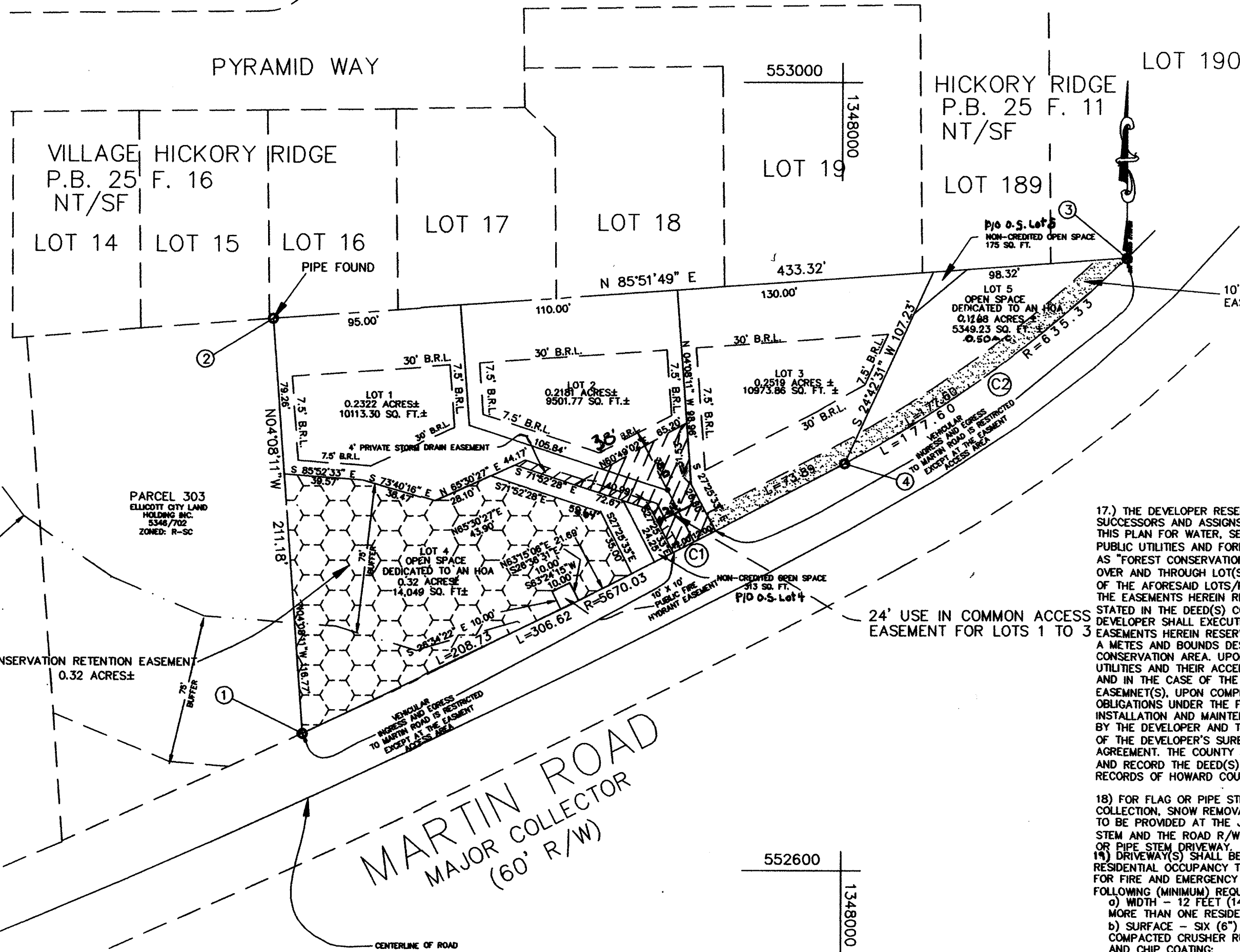
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
1	10113.30	1224.49	8888.81
2	9501.77	321.57	9180.20

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* 10-9-01
JOHN C. MELLEMA SR. REG. NO. 107 DATE

OWNER: *Donald R. Reuwer Jr.*
DONALD R. REUWER JR.
ELLCOTT CITY LAND HOLDING INC.



VICINITY MAP SCALE: 1"=1000'

- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS NO. 3513 N 553573.697 E 1346098.120 NO. 41CC N 552494.250 E 1347062.414
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT JANUARY, 2001 BY JOHN C. MELLEMA SR., INC.
 - NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS
 - ALL AREAS SHOWN ARE MORE OR LESS
 - 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
 - B.R.L. DENOTES BUILDING RESTRICTION LINE
 - THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. WITH THIS PLAT
 - THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - 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.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
 - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 83 GRID MEASUREMENT
 - 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.
 - A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. PERIMETER LANDSCAPING IS PROVIDED FOR LOTS 1, 2 AND 3 BY RETENTION OF EXISTING TREES, NO SURETY IS REQUIRED
 - 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 0.32 ACRES OF EXISTING FOREST INTO A RETENTION EASEMENT AREA AND THE PAYMENT A FEE-IN-LIEU OF \$2386.00 TO THE FOREST CONSERVATION FUND FOR 0.20 ACRES OF REFORESTATION.

- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORMDRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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.
- DRIVEWAY(S) 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 - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MIN. 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;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 RESTRICTIONS ARE SHOWN HEREON. # 33485 ON DATE 10/10/01.
- LOTS 1 TO 3 SHALL REQUIRE A SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- NO STORMWATER MANAGEMENT DEVICES WILL BE REQUIRED ON ALL LOTS.

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF OPEN SPACE LOTS	0.4468 ACRES
TOTAL AREA OF LOTS TO BE RECORDED	0.7022 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0ACRES
TOTAL AREA TO BE RECORDED	1.149 ACRES
TOTAL OPEN SPACE REQUIRED	1.18 AC. x 20% = 236 AC.
TOTAL OPEN SPACE PROVIDED	0.4468 AC.
CREDITED OPEN SPACE	0.4368 AC.
NON-CREDITED OPEN SPACE	0.01 AC.

OWNER
ELLCOTT CITY LAND HOLDING, INC.
8000 MAIN ST. ELLCOTT CITY, MARYLAND 21043
PHONE: 410-480-9105

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

Lisa L. Motuzyl 10-15-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald R. Reuwer Jr. 10/13/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald R. Reuwer Jr. 11/29/01
DIRECTOR DATE

OWNER'S STATEMENT

I, DONALD R. REUWER JR., PRESIDENT ELLCOTT CITY LAND HOLDING, INC. OWNER OF PROPERTY 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 THE 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

Donald R. Reuwer Jr. 10-8-01
DONALD R. REUWER JR. (PRESIDENT) DATE

Delvon L. Baum 10-8-01
WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY SONYA DAVIS, TOBY ROSEN AND FREIDA MAZER TO ELLCOTT CITY LAND HOLDING, INC. BY A DEED DATED JANUARY 21, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5346 FOLIO 702, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE 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. 10-9-01
JOHN C. MELLEMA SR. SURVEYOR (REG.NO. 107) DATE

RECORDED AS PLAT NO. 15116 ON 12/5/01 AMONG THE LAND RECORDS OF HOWARD CO., MD.

MINOR SUBDIVISION
MARTIN MANOR
LOTS 1,2,3 AND OPEN SPACE LOTS 4 AND 5
TAX MAP 41 PARCEL 215 GRID 6
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE 1"= 50' DATE: JUNE, 2001

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

5409 EAST DRIVE BALTO. CO., MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507