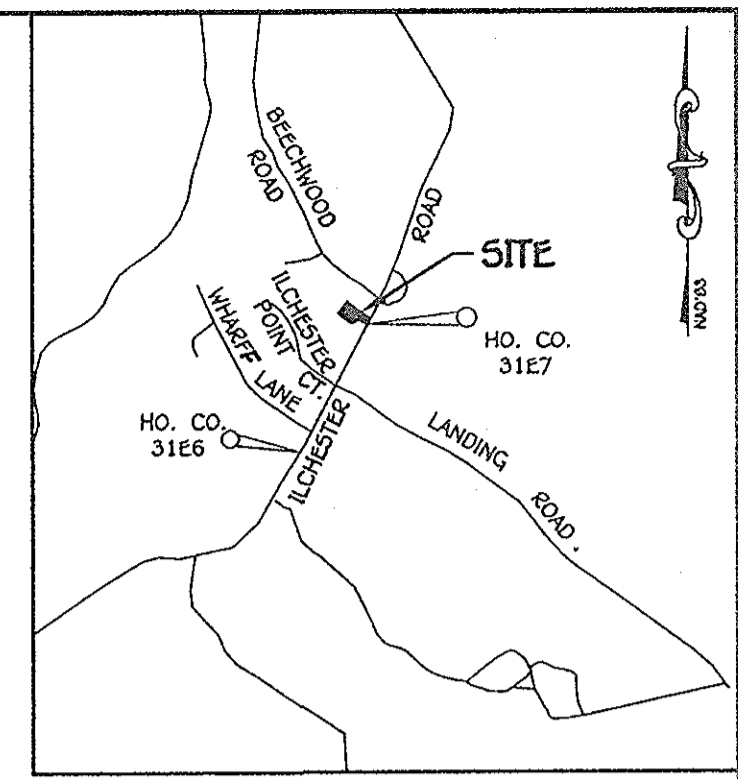


POINT	NORTH	EAST
22	572653.58579	1377065.07854
23	572493.65504	1376983.06080
208	572335.7961	1377203.6559
101	572362.19724	1377472.27043
209	572387.5517	1377299.6125
210	572308.8102	1377444.6118
Ho. Co. Mon. 31E7	572335.3210	1377503.9200
Ho. Co. Mon. 31E6	570852.3820	1376700.6800

LOT No.	GROSS AREA	PIPESTEM AREA	MIN LOT SIZE
1	0.9340 AC±	0.0760 AC±	0.8580 AC±
2	0.6117 AC±	0.00 AC±	0.6117 AC±



VICINITY MAP  
SCALE: 1"=2000'

LEGEND

- Denotes 5/8" x 24" Steel Rebar to be set
- ⊙ Denotes Iron Pipe in Conc found
- Denotes Iron Pipe & Bar found

GENERAL NOTES

- Coordinates based on NAD'83 Maryland Coordinate System as projected by Howard County Geodetic Control Monuments No. 31E6 and No. 31E7.
- The property is zoned R-20 per the 10-18-93 Comprehensive Zoning Plan.
- BRL indicates the minimum building restriction line.
- This plat is based on a field run survey performed by Charles F. Young in March, 1999.
- Public water and sewer available.
- Existing house on lot 1 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.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building code permit if capacity is available at the time.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right of way line only and not onto the flag or pipe stem lot driveway.
- Driveways 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 - 14'
  - Surface - 6" of compact crusher run base w/tar & chip coating (1.5" min.)
  - Geometry - Max. 15% grade, max. 10% grade change and min. 45' 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.
- This subdivision is exempt from the requirement of Section 16.1200 of the Howard County Code for Forest Conservation because Minor Subdivisions that create one additional lot and have no further subdivision potential, based on the existing zoning. The Forest Conservation obligation has been satisfied by the payment of a fee in lieu of \$1405.20 for 0.23 acres of reforestation.
- A fee in lieu of the required open space for \$1500.00 has been paid.
- There are no wetlands on site based on an April 4, 2001 site inspection performed by Robert C. Boyd, RLA, AICP.
- Landscaping for Lot 2 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.
- Financial Surety for the required 7 trees in the amount of \$2100.00 is part of the grading permit application for Lot 2.
- Areas given are more or less.
- There is no flood plain on this site per field inspection by Tre Tech Group, Inc., Charles F. Young, in March, 1999 and as shown on F.I.R.M. Panel #240044 0029 B.
- 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.

**18. Stormwater Management is to be provided by three dry wells and one grassed swale. The lot is to be graded so that most of the runoff passes through the grassed swale in the rear of the lot. The dry wells and grassed swale are to be privately owned and maintained (by the homeowner).**

\* For Lot 2

The requirements of Subsection 3-103, 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.

*Charles F. Young* 11/15/01  
 Charles F. Young Date  
 Maryland Registered Professional Land Surveyor No. 10932

*Grace Manger* 11/15/01  
 Grace Manger Date  
 Owner

*Robert C. Boyd* 11-15-01  
 Witness Date



OWNER:  
 GRACE MANGER  
 4840 ILCHESTER ROAD  
 ELLICOTT CITY, MARYLAND 21043-6824

AREA TABULATION CHART

Total number of buildable lots to be recorded	2
Total area of buildable lots to be recorded	1.5457 AC.
Total number of open space lots to be recorded	0
Total area of open space lots to be recorded	0 AC.
Total area of roadways to be recorded	0.0131 AC.
Total area of this plat to be recorded	1.5588 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Penny Borcuten MD* 6-12-02  
 HOWARD COUNTY HEALTH OFFICER DATE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John R. Smith* 6/19/02  
 CHIEF, DEVELOPMENT ENGINEERING DIV. MAJ DATE

*Joseph R. Smith* 6/19/02  
 DIRECTOR DATE

OWNER'S DEDICATION

I, Grace Manger, owner of the properties shown 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 rights-of-way and the specific easements shown hereon, (2) the right to require dedication for public use, the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other 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 erected on or over the said easements and rights-of-way. Witness our hands this day of 11/15/01, 2001.

*Grace Manger* 11/15/01  
 Grace Manger Date

*Robert C. Boyd* 11-15-01  
 Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief that the final plat shown hereon is correct, that it is a subdivision of all of the lands acquired by Grace Manger (formerly Grace Cubbage), from Francis M. Tribull, deed dated January 19, 2000 and recorded among the land records of Howard County, Maryland in Liber 5000 Folio 247 and corrected in Liber 5163 Folio 406, 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 the Annotated Code of Maryland, as amended.

*Charles F. Young* 11/15/01  
 Charles F. Young Date  
 Registered Professional Land Surveyor  
 Maryland License Number 10932

RECORDED AS PLAT 15464 ON 6-25-02  
 AMONG THE LAND RECORDS OF HOWARD

TRIBULL PROPERTY  
 LOTS 1 AND 2  
 ZONED R-20

1st ELECTION DISTRICT HOWARD COUNTY, MD.  
 TAX MAP 31 GRID 10 PARCEL 835  
 SCALE: 1"=40' DATE: 5-1-01  
 SHEET 1 OF 1

THE TECH GROUP INC.  
 147 OLD SOLOMONS ISLAND ROAD  
 4TH FLOOR  
 ANNAPOLIS, MARYLAND 21401  
 PH. 410-266-3033  
 301-261-8343  
 FAX 410-266-7407

F-01-207