

COORDINATE TABLE		
POINT	NORTH	EAST
45	N 594388.3392	E 1351860.3208
51	N 595002.5537	E 1352151.5092
52	N 594852.0118	E 1352304.9551
54	N 594260.4164	E 1352024.4901

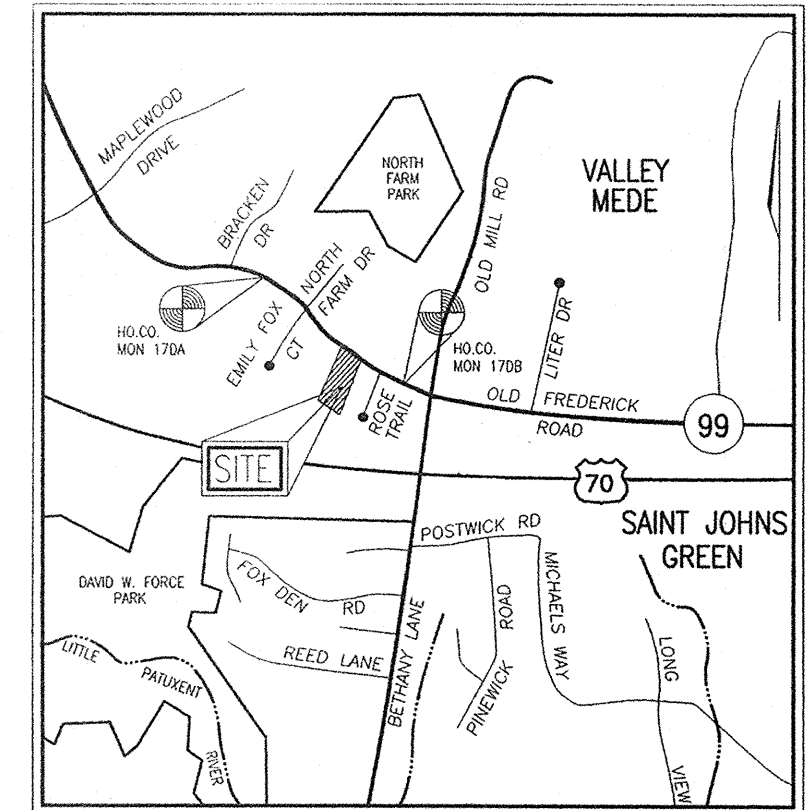
PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

Steven Allnutt 3-29-02
 STEVEN ALLNUTT DATE
 M.S.A. DEVELOPMENT, INC.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	21,025	984	20,041
3	21,905	1,901	20,004
4	22,823	2,812	20,011

GENERAL NOTES

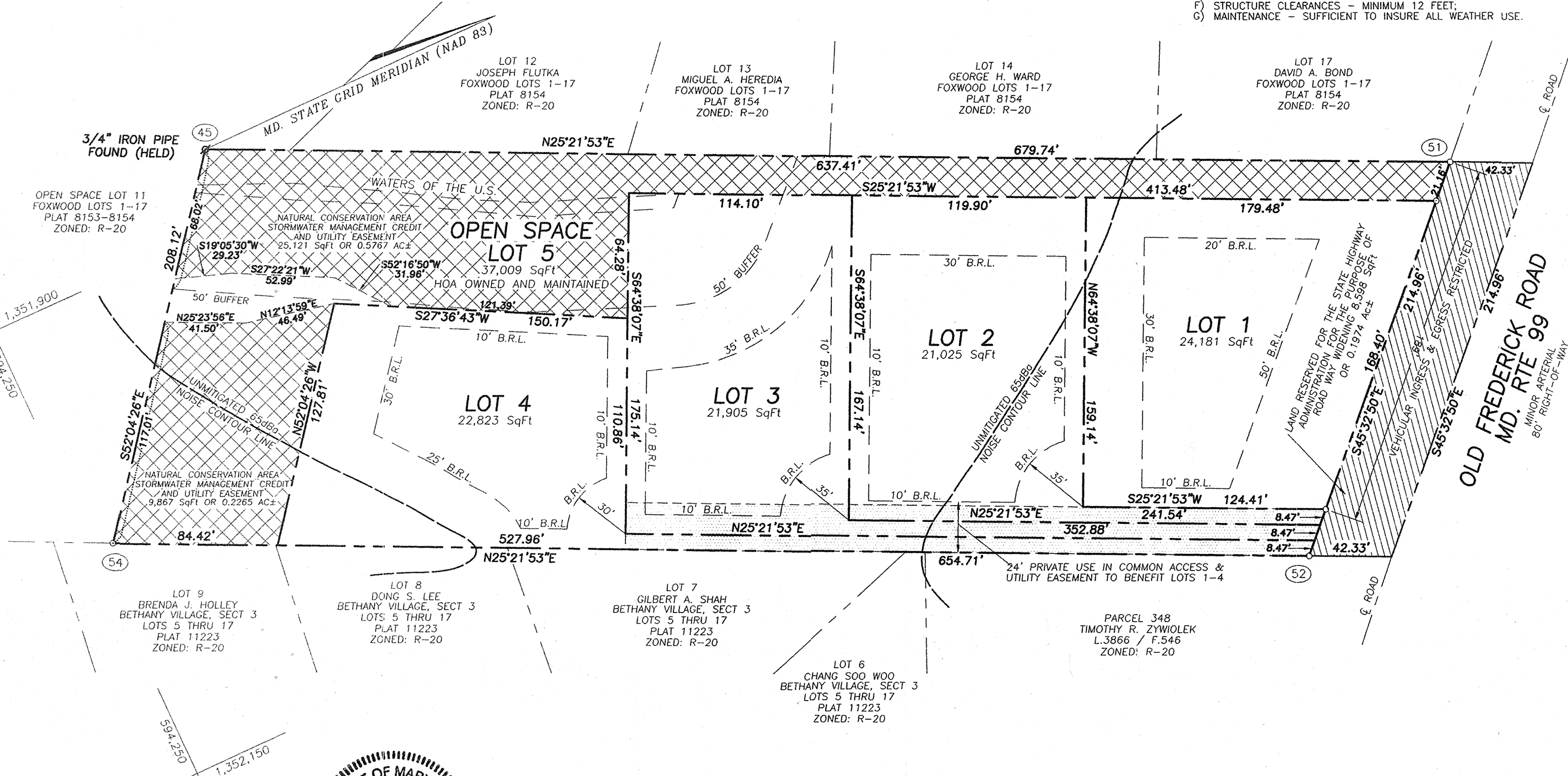
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB
- 170A N 595410.785 E 1351641.140
170B N 594529.496 E 1352722.583
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN APRIL, 2000.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - (P-1) STANDARD PAVING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - 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;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



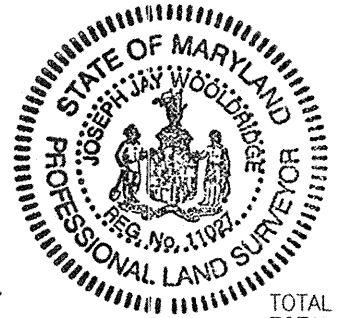
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES (cont)

- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1 AND 2 TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD FREDERICK ROAD RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- 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 THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPE OBLIGATIONS FOR LOTS 4 AND 5 WILL BE ADDRESS THROUGH RETENTION OF EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING ALONG THE PROPERTY'S PERIMETER. LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING. LOT 2 AND 3 ARE INTERIOR LOTS REQUIRING NO LANDSCAPING. PAYMENT OF LANDSCAPE SURETY FOR LOT 4 AND OPEN SPACE LOT 5 WILL BE PAID WITH THE GRADING PERMIT FOR LOT 4. (LOT 4 = 7 TREES/\$2100.00) (LOT 5 = 8 TREES/\$2400.00)
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (6,098 SQUARE FEET OF REFORESTATION) HAVE BEEN MET BY PAYMENT OF \$3,049.20 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- STORMWATER MANAGEMENT PROVIDED BY:
 - DRY SWALE (WQV) AND ROOFTOP DRYWELLS (REV)
 - 1 YR RUNOFF LESS THAN 2 CFS, C_{pv} NOT REQUIRED.
- WATER AND SEWER SERVICE TO LOTS 1 THRU 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 357-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 4-6067.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-4 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MARCH 28, 2002 AS FILING NO. 100036198629574
- OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED: 3.1117 X .06 = 0.1867 AC OR 8,133 SqFt
 OPEN SPACE PROVIDED: 0.66 AC OR 28,750 SqFt (21%)
- THE NOISE CONTOUR LINES DRAWN ON THIS PLAT ARE FROM ROUTE 70 AND ROUTE 99. THIS LINE IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



THE REQUIREMENTS § 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.



Joseph Jay Wooldridge 03/29/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR #11027

Steven Allnutt 3/29/02
 STEVEN ALLNUTT DATE
 M.S.A. DEVELOPMENT, INC.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.0647 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.8496 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.9143 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1974 AC
TOTAL AREA TO BE RECORDED:	3.1117 AC

FREDERICK WARD ASSOCIATES, INC.
 Engineers - Architects - Surveyors
 7125 Riverwood Drive, Suite 11 • Columbia, Maryland 21046
 Tel 410.720.6900 Fax 410.720.6226

OWNERS
 M.S.A. DEVELOPMENT INC.
 C/O STEVEN ALLNUTT
 8517 TIMBER VALLEY COURT
 ELLICOTT CITY, MD. 21043

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

Denny Brantley 4-24-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 4/19/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph S. ... 4/30/02
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, M.S.A. DEVELOPMENT, INC., A MARYLAND CORPORATION, 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 29th DAY OF MARCH, 2002.

Steven Allnutt STEVEN ALLNUTT, PRESIDENT
 M.S.A. DEVELOPMENT, INC.

Margelie B. Bould WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

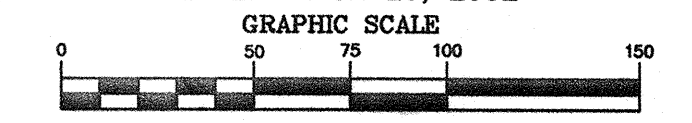
- THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JUDITH B. LOMP TO M.S.A. DEVELOPMENT, INC., A MARYLAND CORPORATION BY DEED DATED SEPTEMBER 14, 2001 AND RECORDED IN LIBER 5689 AT FOLIO 369 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND
- THAT ALL MONUMENTS ARE IN 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldridge 03/29/02
 JOSEPH JAY WOOLDRIDGE, PROFESSIONAL LAND SURVEYOR #11027 DATE

RECORDED AS PLAT NO. 15374 ON 5-7-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MARTIN'S GATE
 LOTS 1-4 AND OPEN SPACE LOT 5

ZONED R-20
 TAX MAP NO:17 BLK:14 PARCEL NO:57
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MARCH 29, 2002



SCALE: 1"=50'
 SHEET 1 OF 1
 F 02-034