



20. A waiver for Sections 16.120 (c)(2)(i) which requires a min. frontage of 20' for single pipestem and non-pipestem lots & which cannot be further divided under current zoning, and 16.120 (c)(2)(ii) which requires that adjacent pipestem lots which share a common driveway shall have sufficient frontage collectively to meet the driveway easement requirements in the Design Manual, of the Subdivision and Land Development Regulations was granted under waiver petition WP-02-121 dated July 18, 2002. Approval is subject to the following conditions:
- a) The proposed lot design cannot create a setback violation for the existing house and the accessory structures.
 - b) Proof of the removal of all of the accessory structures is required with submission of the final plat originals.
 - c) The use-in-common driveway easement serving Lots 1, 2 & 3, shall encompass the entire length and width of the pipestems for Lots 2 & 3. Within this easement, a shared driveway must be constructed which meets the requirements of the Design Manual. The developer is advised that proximity of the driveway to adjacent Parcel 566 will not exempt him from the landscaping obligation along the east side of this shared driveway.
 - d) A properly prepared and completed maintenance agreement for the shared driveway must be submitted with the submission of the plat original and recorded concurrently with the recording of the plat original.

GENERAL NOTES:

1. The Subject property is Zoned RSC per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
2. 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:
 - a) Width = 12' (14' serving more than one residence);
 - b) Surface = 6" of compacted crusher run base w/ tar and chip coating (1-1/2" min.);
 - c) Geometry = Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - d) Structures (culverts/bridges) = capable of supporting 25 gross tons (H25 loading);
 - e) Drainage Elements = capable of safely passing 100-year flood with no more than one foot depth over driveway surface;
 - f) Maintenance = sufficient to insure all weather use.
3. No Wetlands or Floodplains exist on this property.
4. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
5. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code. Allocations will be granted at the time of building permit application if capacity is available at that time.
6. There is an existing dwelling/structure(s) located on Lot-1 to remain. No new building extension or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
7. Perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual is shown on a certified landscape plan on file with this subdivision. Lot 1 is exempt since an existing dwelling is located on the Lot, which is to remain. The required perimeter landscaping for Lots 2 and 3 will be further reviewed and the amount surety will be determined at the site development plan stage.
8. This subdivision is less than 40,000 sq. ft. therefore, it is exempt from the requirements of the Forest Conservation Program, Section 16.1202.(b),(1),(i).
9. This plat and the coordinates shown herein are based upon the Maryland State Grid, NAD 83. (Howard County Survey Control points 47G1 & 47 G2 are used).
10. B.R.L. indicates Building Restriction Line.
11. Iron pipes are shown as "o".
12. The open space requirement for creation of the new lots will be satisfied by payment of a fee-in-lieu in amount of \$3000.00.
13. Stormwater management for this property will be provided through stormwater management credits for Disconnection of Rooftop Runoff (Section 5.2 of 2000 Maryland Stormwater Design Manual), for the dwelling and Disconnection of Non-Rooftop Runoff (Section 5.3) for the driveway.
14. Lots 2 & 3 are subject to submission and approval of a Site Development Plan for the construction of a new dwelling in accordance with Section 16.155 (c)(2)(ii) of the Subdivision and Land Development Regulations.
15. This plat is based on a field run monumented boundary survey performed on or about May 29, 2001 by M. Najib Roshan, Professional Land Surveyor, KCE Engineering, Inc.
16. The 65 dBA noise contour line drawn on this final plat is advisory as required by the Howard County Design Manual, Chapter 5, revised February 1992, and cannot be considered to exactly locate 65 dBA noise exposure. The 65 dBA noise line 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.
17. As a consequence of its submission on September 21, 2001, this subdivision plan is grand-fathered to the 4th edition of the Subdivision and Land Development Regulation.
18. SHA Project No. H08575126 for sound barrier has been designed and is slated for construction during Spring of 2003. The Pre & Post-mitigated 65 dBA noise contours are based on noise study prepared for this Project. Upon construction of the proposed barrier wall, the noise level will be below 65 dBA for the entire property.
19. A Declaration of Maintenance Obligation for the private use-in-common access and drainage easement serving Lots 1, 2 & 3 is to be recorded among the Land Records of Howard County, Maryland, simultaneously with the recording of this plat.

AREA TABULATION

- 1) TOTAL NUMBER OF BUILDABLE LOTS: 3
- 2) TOTAL AREA OF BUILDABLE LOTS: 37,989 SQ. FT. OR 0.8722 AC. ±
- 3) TOTAL AREA OF ROADWAY TO BE DEDICATED: 259 SQ. FT. OR 0.006 AC. ±
- 4) TOTAL AREA OF PLAT: 38,248 SQ. FT. OR 0.8781 AC. ±

MINIMUM LOT SIZE TABULATION CHART

LOT No.	GROSS AREA	PIPESTEM AREA	NET AREA
LOT 1	9,438 SQ. FT.	-	9,438 SQ. FT.
LOT 2	14,991 SQ. FT.	2,879 SQ. FT.	12,112 SQ. FT.
LOT 3	13,560 SQ. FT.	1,271 SQ. FT.	12,289 SQ. FT.

THE REQUIREMENTS 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.

M. Najib Roshan 02/03/03
M. NAJIB ROSHAN
PROFESSIONAL LAND SURVEYOR #11049
DATE

Robert B. Allen 1-30-03
ROBERT B. ALLEN
PROFESSIONAL LAND SURVEYOR #11049
DATE

Peggy S. Allen 1-30-03
PEGGY S. ALLEN
DATE

APPROVED: FOR PUBLIC WATER & SEWER SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Robert H. White 11/15/06
for COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Stephany Goff 11/17/06
DIRECTOR DATE

[Signature] 10/24/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 565, TAX MAP 47, GRID 19, CONVEYED TO ROBERT B. ALLEN AND PEGGY S. ALLEN, HUSBAND AND WIFE, BY DEED DATED 5TH DAY OF OCTOBER 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5361 AT FOLIO 486.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

M. Najib Roshan 02/03/03
M. NAJIB ROSHAN
PROFESSIONAL LAND SURVEYOR #11049
DATE

OWNER'S CERTIFICATE

WE ROBERT B. & PEGGY S. ALLEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 30TH DAY OF JANUARY 2003.

Robert B. Allen 1-30-03
ROBERT B. ALLEN
DATE

Peggy S. Allen 1-30-03
PEGGY S. ALLEN
DATE

Madhula Gupta 1/30/03
WITNESS DATE

RECORDED AS PLAT NUMBER **19653** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON **11/27**, 2006

PLAT OF SUBDIVISION
BLAIR SUBDIVISION
LOTS 1 TO 3
PARCEL 565
TAX MAP 47, GRID 19
DISTRICT HOWARD COUNTY, MD.
SHEET 1 OF 1
SCALE: 1" = 30'
F-02-36

ENGINEERING, INC.
EXECUTIVE CENTER
ORTH RIDGE ROAD, SUITE 315
OTT CITY, MARYLAND 21043
203-9800 FAX: (410)203-9228

F-02-036