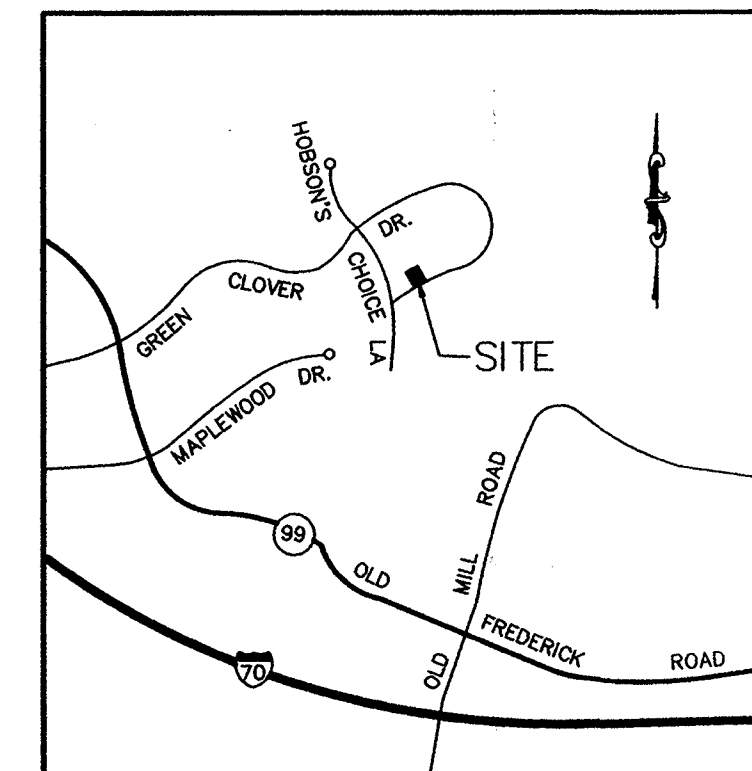


LOT 4  
BLOCK "G"  
ALLENFORD  
PLAT BOOK 24, FOLIO 53

LOT 5  
BLOCK "G"  
ALLENFORD  
PLAT BOOK 24, FOLIO 53

LOT 6  
BLOCK "G"  
ALLENFORD  
PLAT BOOK 24, FOLIO 53



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES:**

- The subject property is zoned R-20 per the October 18, 1993 Comprehensive Zoning Plan.
- 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.
  - Width = 12', (14' serving more than one residence);
  - Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" 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 one foot depth over driveway surface;
  - Maintenance = sufficient to insure all weather use.
- No Wetlands or Floodplain exist on this property.
- 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.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There is an existing dwelling/structure(s) located on Lot-90 to remain. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- Landscaping for Lots 90 and 91 is provided in accordance with certified Landscaping Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (6,534 SQUARE FEET OF AFFORESTATION) HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$3267.00 TO HOWARD COUNTY FOREST CONSERVATION FUND. THE FEE-IN-LIEU AMOUNT IS DETERMINED AS \$.50 PER SQUARE FOOT OF FOREST OBLIGATION PER THE COUNTY FEE SCHEDULE.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON THE EXISTING PLAT NUMBER 3344, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE.
- IRON PIPES ,SET OR FOUND, ARE SHOWN AS "O".
- 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. Cpv IS NOT REQUIRED FOR THIS SITE BECAUSE THE ONE-YEAR POST DEVELOPMENT DISCHARGE RATE IS LESS THAN 2 cfs.
- THE OPEN SPACE REQUIREMENT FOR THE CREATION OF THE NEW LOT WILL BE SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN AMOUNT OF \$1,500.00.
- THIS SUBDIVISION IS EXEMPT FROM AN APFO STUDY IN ACCORDANCE WITH SUBDIVISION REGULATION SECTION 16.1107(b)(1)(vi).
- AS A CONSEQUENCE OF ITS SUBMISSION ON SEPTEMBER 28, 2001, THIS FINAL PLAT IS GRANDFATHERED TO THE 4th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

LOT 10  
BLOCK "G"  
ALLENFORD  
PLAT 3344

LOT 91  
20,556 SQ. FT.  
OR 0.4719 Ac.  
(WITHOUT PIPESTEM)  
15,031 SQ. FT.  
OR 0.3395 Ac.

LOT 11  
BLOCK "G"  
ALLENFORD  
PLAT 3344

LOT 90  
22,565 SQ. FT.  
OR 0.5180 Ac.

LOT 12  
BLOCK "G"  
ALLENFORD  
PLAT 3344

**COORDINATE LIST**

No.	NORTH	EAST
52	10288.640	13699.470
1	10276.039	13657.835
2	10510.534	13586.863
3	10569.109	13780.393
4	10306.998	13798.990

**CURVE TABLE**

No.	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
4 TO 52	101.43'	454.60'	12°46'52"	101.20'	S79°32'53"W

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT AREA
91	20,556 S.F.	5,525 S.F.	15,031 S.F.

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. N. Roshan* 01/16/02  
 (SURVEYOR) DATE

*William A. Springer Jr* 1/21/2002  
 (OWNER) DATE

*Carol Springer* 1/21/2002  
 (OWNER) DATE

**OWNERS**  
 WILLIAM SPRINGER  
 10061 GREEN CLOVER DRIVE  
 ELLICOTT CITY, MARYLAND 21042

**AREA TABULATION**

- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 2
- TOTAL AREA OF BUILDABLE LOTS: 0.9899 AC.±
- TOTAL AREA OF ROADWAY TO BE DEDICATED: 0 AC.±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.9899 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

*Penny Boynton Mgr. S.E.* 2/17/02  
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*William A. Springer Jr* 1/31/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION. CE DATE

*Joseph R. Smith* 2/21/02  
 DIRECTOR DT DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOT 11, BLOCK G, PLAT NUMBER 3344, CONVEYED TO WILLIAM AND CAROL SPRINGER, HUSBAND AND WIFE, BY DEED DATED 10TH DAY OF FEBRUARY 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 810 AT FOLIO 249.

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. N. Roshan*  
 M. NAJIB ROSHAN  
 PROFESSIONAL LAND SURVEYOR #11049  
 01/16/02  
 DATE

**OWNER'S CERTIFICATE**

WE WILLIAM AND CAROL SPRINGER, 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 ERCTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 21 DAY OF JANUARY 2002.

*William A. Springer Jr* 1/21/2002  
 OWNER DATE

*Carol Springer* 1/21/2002  
 OWNER DATE

*Mudala Gupta* 1/21/02  
 WITNESS DATE

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 11, BLOCK G, PLAT NUMBER 3344 TO TWO NEW LOTS 90 AND 91.

RECORDED AS PLAT NUMBER 15259 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 2/25, 2002.

**PLAT OF RESUBDIVISION ALLENFORD**  
 LOTS 90 AND 91 SECTION 8  
 A RESUBDIVISION OF  
 LOT 11, BLOCK G, PLAT NUMBER 3344  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MD.  
 ZONE: R20 SHEET 1 OF 1  
 DECEMBER 12, 2001 SCALE: 1" = 30'  
 F-02-39 DPZ F-75-85

**KCE ENGINEERING, INC.**  
 EXECUTIVE CENTER  
 3300 NORTH RIDGE ROAD, SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: (410)203-9800 FAX: (410)203-9228