

COORDINATES		
NO.	NORTH	EAST
1	550461.528	1347901.769
2	549845.383	1347472.442
3	549741.107	1347399.886
4	549862.219	1347158.774
5	549949.195	1347266.911
6	549929.432	1347306.037
7	550009.611	1347355.709
8	550012.166	1347360.602
9	550137.734	1347516.271
10	550192.733	1347600.386
11	550318.299	1347756.056

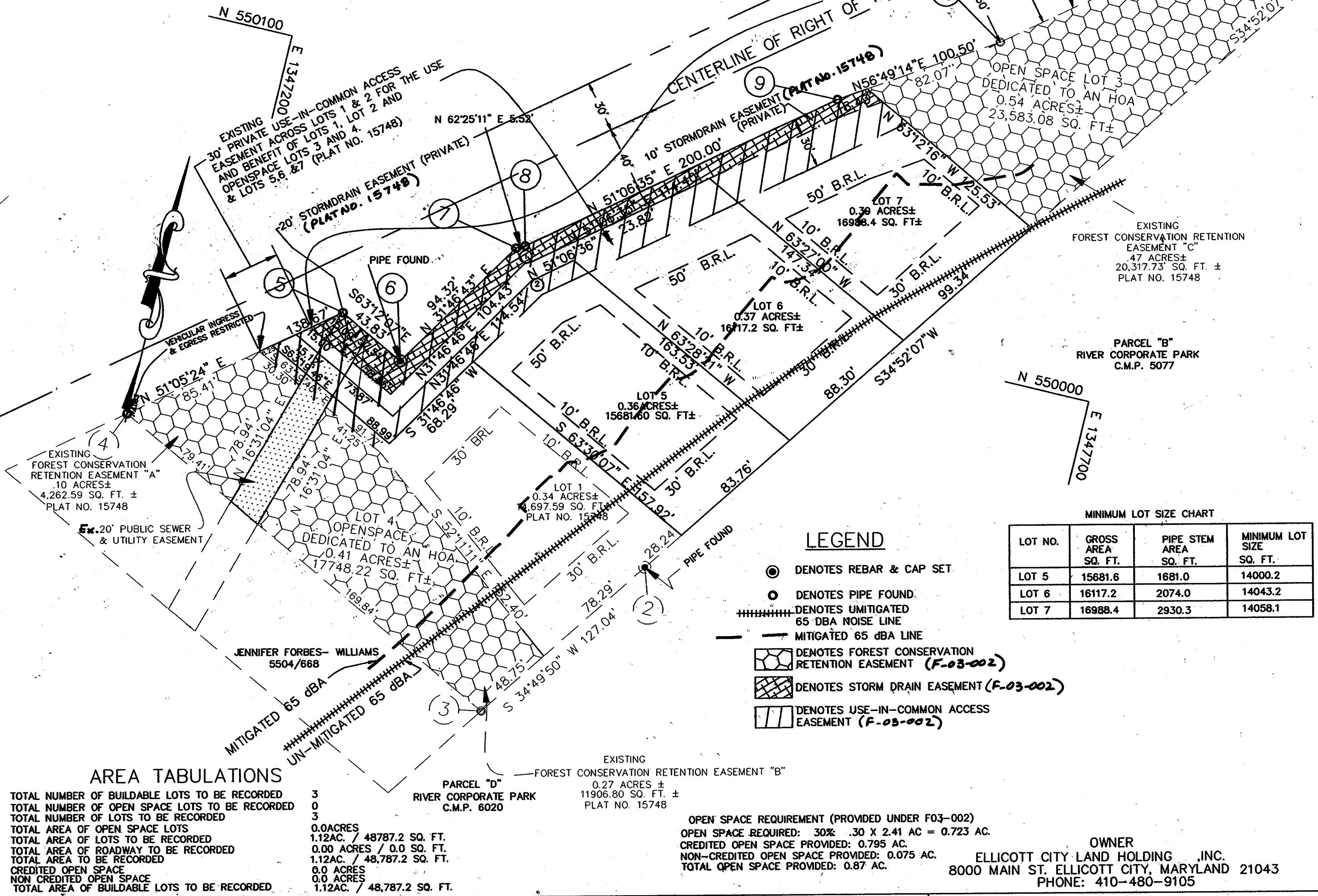
THE REQUIREMENTS OF S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH

SURVEYOR: *John C. Mellema* 9-16-03
 JOHN C. MELLEMA SR. REG. NO. 107 DATE

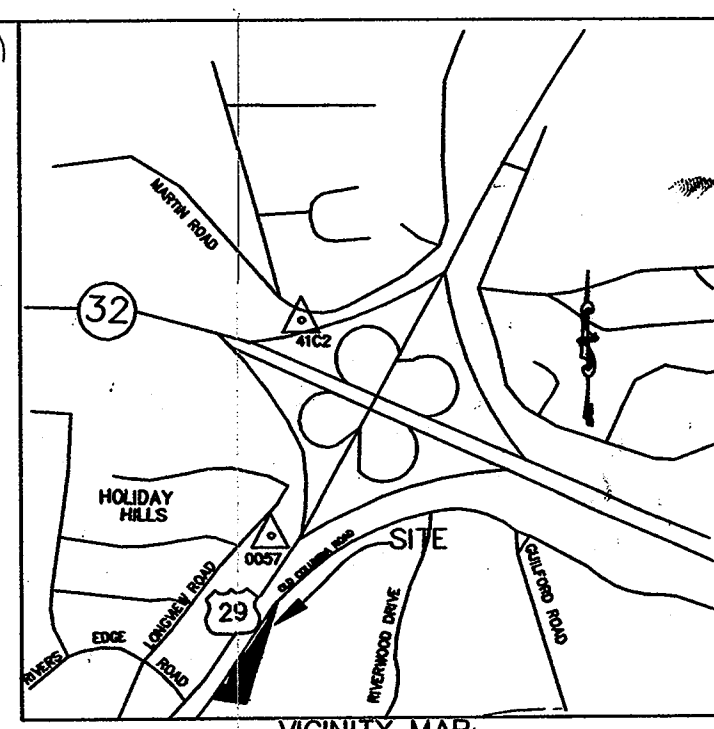
OWNER: *Don R. Reuwer*
 DONALD R. REUWER JR.
 ELLICOTT CITY LAND HOLDING INC.

LINE TABLE	
NO.	COURSE
1	N 62°25'11" E 3.77'
2	N 62°25'11" E 2.02'

OLD COLUMBIA RD.
 (MAJOR COLLECTOR) VARIABLE WIDTH SEE
 STATE ROAD PLAT NO. 46101



- SUBJECT PROPERTY IS ZONED R-20 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. 41C2 N 551616.404 E 1348104.227 NO. 0057 N 550835.217 E 1347017.893
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2001 BY JOHN C. MELLEMA SR. INC.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE
- NO CLEARING, GRADING, DUMPING OR ANY OTHER ACTIVITIES NOT PERMITTED UNDER THE TERMS OF AN AGREEMENT AND/OR THE DEED OF FOREST CONSERVATION EASEMENT FOR THIS PROJECT ARE ALLOWED WITHIN ANY FOREST CONSERVATION EASEMENT(S) SHOWN ON THIS PLAT.
- 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
- 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. (CONTRACT # 34-3969)
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE(3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES (1306.8 sq.ft.) IN THE AMOUNT OF \$653.40 (UNDER F-03-002)
- A CERTIFIED LANDSCAPE PLAN IS ON FILE (UNDER F-03-002) PER SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PERIMETER LANDSCAPING IS PROVIDED FOR LOTS 1 AND 4 BY RETENTION OF EXISTING TREES, NO SURETY IS REQUIRED. THE LANDSCAPE PLAN SUBMITTED WITH THIS FINAL PLAT IS CONCEPTUAL LANDSCAPE REQUIREMENTS WILL BE FURTHER REVIEWED WITH THE SITE DEVELOPMENT PLAN FOR THESE LOTS.
- 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.
- THIS PLAT IS BEING REVISED TO SELECT A RESUBDIVISION OF LOT 2 AS APPROVED UNDER F-02-049 TO CREATE NEW LOTS 5, 6, AND 7.



AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF OPEN SPACE LOTS	0.0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED	1.12 AC. / 48787.2 SQ. FT.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 ACRES / 0.0 SQ. FT.
TOTAL AREA TO BE RECORDED	1.12 AC. / 48,787.2 SQ. FT.
CREDITED OPEN SPACE	0.0 ACRES
NON CREDITED OPEN SPACE	0.0 ACRES
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.12 AC. / 48,787.2 SQ. FT.

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

Penny Boverstein M.D. 9/29/03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Cayle 9/16/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Cayle 11/13/03
 DIRECTOR DATE

OWNER'S STATEMENT

I, DONALD R. REUWER JR., PRESIDENT ELLICOTT 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 ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

Don R. Reuwer 9-16-03
 DONALD R. REUWER JR. (PRESIDENT) DATE

John C. Mellema
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 2 AS SHOWN A MINOR SUBDIVISION PLAT OF DONS LANDING LOT 1, LOT 2 AND OPEN SPACE LOTS 3 AND 4 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND ON PLAT M.D.R. 15748, 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 9-16-03
 JOHN C. MELLEMA SR. SURVEYOR (REG. NO. 107) DATE

RECORDED AS PLAT 16240 ON 10-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DONS LANDING
 LOTS 5, 6 & 7
 A RESUBDIVISION OF LOT 2 (Previously Recorded Plat # 15748)

TAX MAP 41 PARCEL 247 GRID 6
 SIXTH ELECTION DISTRICT ZONING=R20
 HOWARD COUNTY, MARYLAND
 SCALE 1"=50' DATE: AUGUST, 2003

PREV. DPZ. #F-03-002 WP 03-030 PREV. DPZ #F-02-049

PREPARED BY:
 JOHN C. MELLEMA SR., INC. LAND SURVEYORS
 5409 EAST DRIVE BALTO. CO., MARYLAND 21227
 PHONE: 410-247-7488 FAX: 410-247-2507

F-02-049