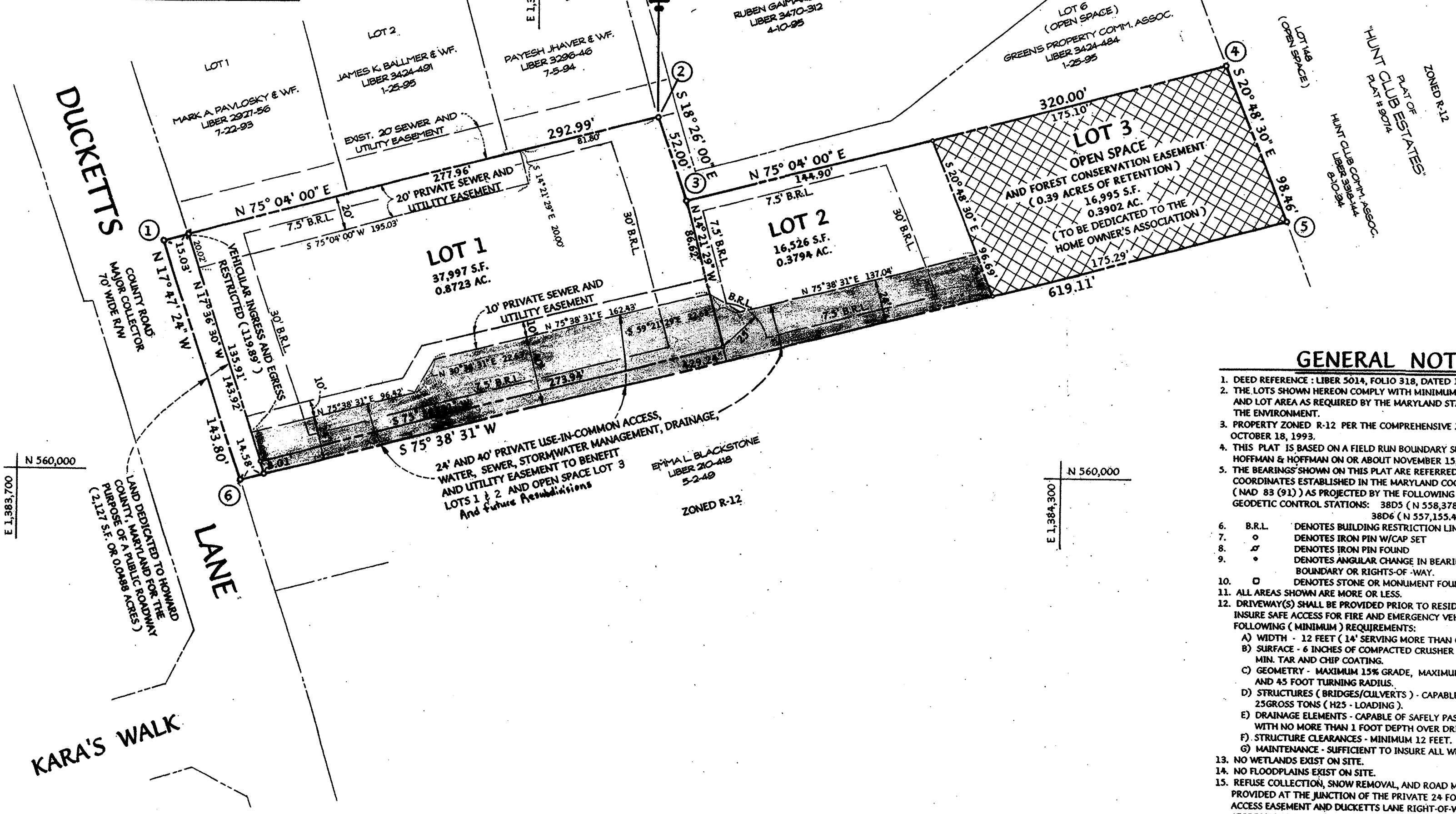
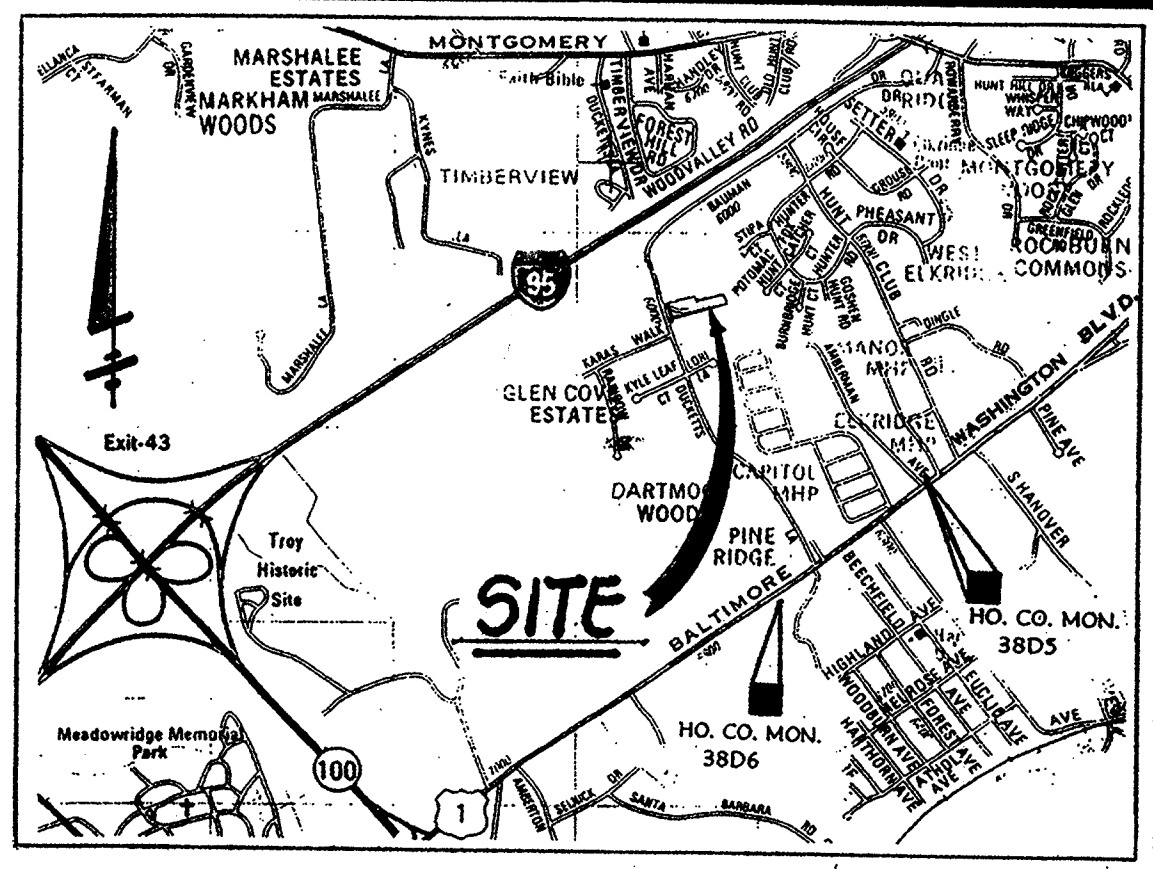


COORDINATE TABLE		
POINT NO.	NORTH	EAST
1	560,131.5858	1,383,785.2286
2	560,207.0878	1,384,068.3233
3	560,157.7358	1,384,084.7657
4	560,240.2182	1,384,393.9581
5	560,148.1854	1,384,428.9334
6	559,994.6588	1,383,829.1650

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	NET AREA (MIN. 10,800 S.F.)
2	16,526 S.F.	2,190 S.F.	14,336 S.F.



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

- DEED REFERENCE: LIBER 5014, FOLIO 318, DATED 1-29-2000.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PROPERTY ZONED R-12 PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY HOFFMAN & HOFFMAN ON OR ABOUT NOVEMBER 15, 2000.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83 (91)) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 38D5 (N 558,378.575 E 1,386,524.157) 38D6 (N 557,155.459 E 1,384,992.261)
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIN FOUND
- ∠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- DENOTES STONE OR MONUMENT FOUND
- ALL AREAS SHOWN ARE MORE OR LESS.
- 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' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1 1/2" MIN. TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND 45 FOOT TURNING RADII.
 - 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.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE IN COMMON ACCESS EASEMENT AND DUCKETTS LANE RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS SUBDIVISION. LANDSCAPE SURETY SHALL BE POSTED WITH THE GRADING PERMIT IN THE TOTAL AMOUNT OF \$4,500.00. SURETY ON A LOT BY LOT BASIS IS AS FOLLOWS: LOT 1 - 5 SHADE TREES / \$1,500.00; LOT 2 - 10 SHADE TREES / \$3,000.00.
- WATER AND SEWER SERVICE TO LOTS 1 AND 2 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 510-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-1241.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2, AND OPEN SPACE LOT 3 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE PLACEMENT OF 0.39 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 0.39 ACRES.
- PRIVATE STORMWATER MANAGEMENT / WATER QUALITY IS PROVIDED FOR THE USE-IN-COMMON DRIVEWAY AND THE DRIVEWAY FOR LOT 1 BY OPEN CHANNEL (DRY SWALE). WATER QUALITY FOR THE ROOF OF LOT 1, THE DRIVEWAY AND ROOF OF LOT 2, AND THE RECHARGE FOR ALL DRIVEWAYS AND ROOFS IS PROVIDED BY THE DISCONNECT CREDITS. OPERATION AND MAINTENANCE SCHEDULE FOR THE OPEN CHANNEL (DRY SWALE) SYSTEM (PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION) IS AS FOLLOWS: 1) THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTION SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY. 2) THE OPEN CHANNEL SHALL BE MOWED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES. 3) DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED. 4) VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IS IT IS NOTICED. 5) REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WQ.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION LOCATED IN OVER, AND THROUGH LOTS 1 - 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- OPEN SPACE REQUIRED (10% X GROSS AREA) = 0.17 AC. OPEN SPACE PROVIDED (23% X GROSS AREA) = 0.39 AC. OPEN SPACE LOT 3 (0.390 AC.) TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION. THE DECLARATION OF COVENANTS FOR THE HOMEOWNER'S ASSOCIATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON NOVEMBER 8, 2001 (FILING # 1000361986326159).
- A REQUEST (FILE NO. WP-01-90) TO WAIVE SECTION 16.121(e)(1), REQUIRING 40' OF ROAD FRONTAGE FOR OPEN SPACE LOTS ON A PUBLIC ROAD, WAS APPROVED ON MARCH 19, 2001, UNDER THE CONDITION A 24' USE-IN-COMMON ACCESS EASEMENT SHALL EXTEND FROM DUCKETTS LANE TO THE FRONTAGE OF OPEN SPACE LOT 3.
- This plan complies with the 4th Edition of the Sub. and Land Development Reg.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF 100 YEAR FLOODPLAIN:	N/A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.2517 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.3902 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.6419 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0488 AC
TOTAL AREA TO BE RECORDED:	1.6907 AC

THE REQUIREMENTS OF 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.

Thomas M. Hoffman, Jr. 12-21-01 *Richard J. Randall, III* 12/21/01
 THOMAS M. HOFFMAN, JR. DATE RICHARD J. RANDALL, III DATE
 PROPERTY LINE SURVEYOR #267

OWNER / DEVELOPER
 RICHARD J. RANDALL, III
 6310 BAYBERRY COURT, # 1004
 ELK RIDGE, MARYLAND 21075

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.
Denny Brantley, Sr. 1-4-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Richard J. Randall, III 12/23/01
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE
Joseph R. Brantley 1/8/02
 DIRECTOR DATE

OWNER'S CERTIFICATE
 I, RICHARD J. RANDALL, III, OWNER 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:
 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) 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; 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS 21st DAY OF December, 2001.
Richard J. Randall, III *Virginia Hoffman*
 RICHARD J. RANDALL, III WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DAVID EARL HOWARD AND SYDNEY HOWARD-VANNON TO RICHARD J. RANDALL, III, BY DEED DATED JANUARY 29, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5014 AT FOLIO 318.
 I FURTHER CERTIFY 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, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
Thomas M. Hoffman, Jr. 12-21-01
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR #267

RECORDED AS PLAT NO. 15162 ON 1-14-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLACKSTONE MANOR
 LOTS 1, 2, AND O.S. LOT 3
 ZONED: R-12 TAX MAP NO: 37 BLOCK NO: 12 PARCEL NO: 351
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: NOVEMBER 14, 2001
 SHEET 1 OF 1

HOFFMAN and HOFFMAN
 SURVEYORS • LAND PLANNERS
 PHONE: (410) 448-0181 5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207