

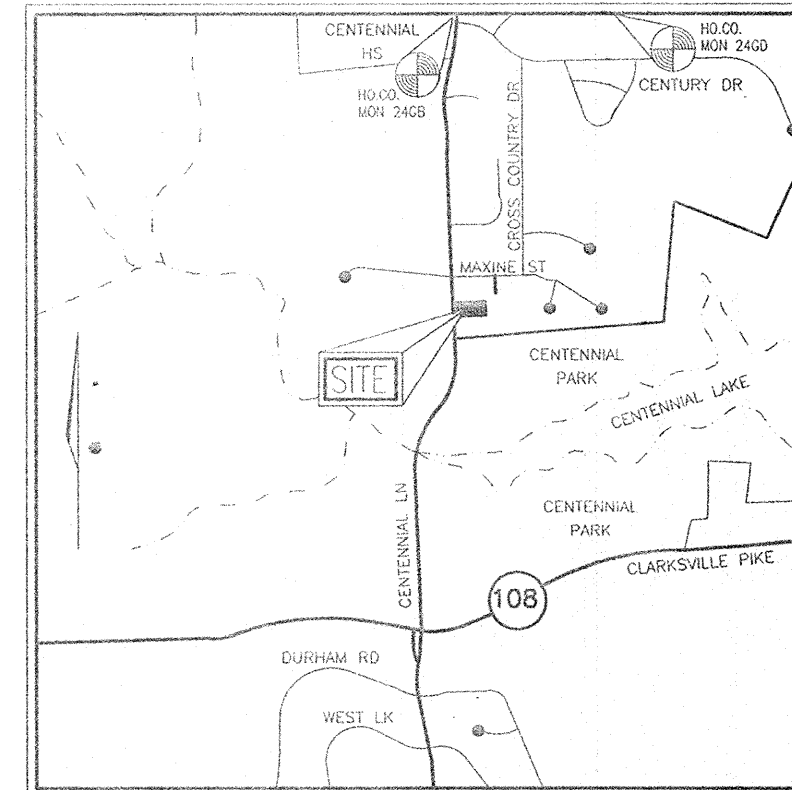
POINT	NORTH	EAST
350	N 574684.536	E 1350268.419
375	N 574800.946	E 1349915.680
376	N 574809.165	E 1350265.583
379	N 574676.316	E 1349918.516

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	19,547	3,546	16,001

### MAXINE STREET (COUNTY ROAD, LOCAL ROAD) EXISTING PUBLIC

### GENERAL NOTES

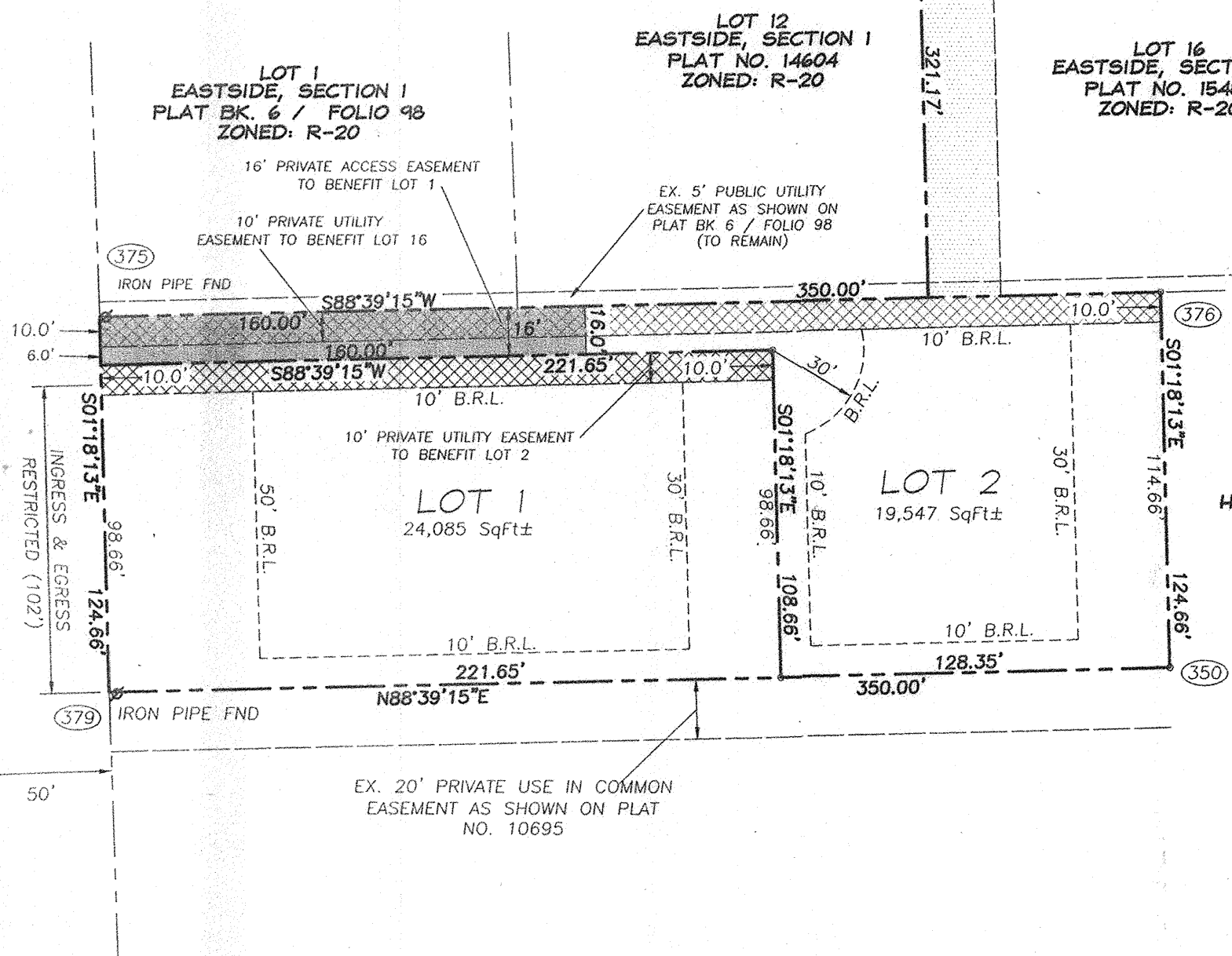
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 246B AND 246D.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JULY, 2001.
- 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'

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* 07/23/02  
 JOSEPH JAY WOOLDRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR #11027  
*William A. Lauer* 7/23/02  
 WILLIAM A. LAUER DATE  
*Nancy L. Lauer* 7/23/02  
 NANCY L. LAUER DATE



### GENERAL NOTES (CONT)

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- LANDSCAPING FOR LOT 2 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. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 2 MUST BE POSTED AS PART OF THE SITE DEVELOPMENT PLAN FOR THAT LOT IN THE AMOUNT OF \$3000.00.
- LOT 1 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
- SINCE THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE. THE TWO LOTS IN THIS SUBDIVISION HAVE NO RESUBDIVISION POTENTIAL TO CREATE ADDITIONAL LOTS BECAUSE THE SUBDIVISION HAS UTILIZED THE "R-20" DEVELOPMENT OPTION FOUND IN ZONING SECTION 107.G.1.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET.
- 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.
- WATER AND SEWER SERVICE TO LOT 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 163-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-1291-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY FREDERICK WARD ASSOCIATES, INC. DATED APRIL 2001.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- AS A CONSEQUENCE OF ITS SUBMISSION ON DECEMBER 4, 2001, THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- REF: WP-02-082 APPROVED APRIL 12, 2002 TO WAIVE SECTION 16.120.c.(2)(i) TO REDUCE THE REQUIRED MINIMUM 20-FOOT PUBLIC ROAD FRONTAGE FOR A SINGLE PIPESTEM LOT TO 16 FEET AND THAT PUBLIC ROAD FRONTAGE COINCIDE WITH THE DRIVEWAY ACCESS.

### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.0016 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.0016 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA TO BE RECORDED:	1.0016 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/DEVELOPERS

WILLIAM A. LAUER  
 NANCY L. LAUER  
 4601 CENTINIAL LANE  
 ELLICOTT CITY, MD. 21042



THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 143 INTO TWO LOTS

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

*Henry Borenstein* 8-2-02  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William A. Lauer* 8/1/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph J. Butler* 8/7/02  
 DIRECTOR DATE

### OWNER'S CERTIFICATE

WE, WILLIAM A. LAUER AND NANCY L. LAUER, 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:

1) 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 23rd DAY OF July, 2002.

*William A. Lauer*  
 WILLIAM A. LAUER  
*Nancy L. Lauer*  
 NANCY L. LAUER

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOSEPH J. WASE, SUBSTITUTED TRUSTEE AND WILLIAM H. MORSTEIN, TRUSTEE TO WILLIAM A. LAUER AND NANCY L. LAUER, HIS WIFE BY DEED DATED JANUARY 30, 1985 AND RECORDED IN LIBER 1323 AT FOLIO 014 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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* 07/23/02  
 JOSEPH JAY WOOLDRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR #11027

RECORDED AS PLAT NO. 15531 ON 8-9-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### LAUER PROPERTY LOTS 1 AND 2

ZONED R-20  
 TAX MAP NO:30 BLK:1 PARCEL NO:143  
 2nd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: JULY 22, 2002  
 GRAPHIC SCALE  
 0 50 75 100 150  
 SCALE: 1"=50'  
 SHEET 1 OF 1  
 F 02-79