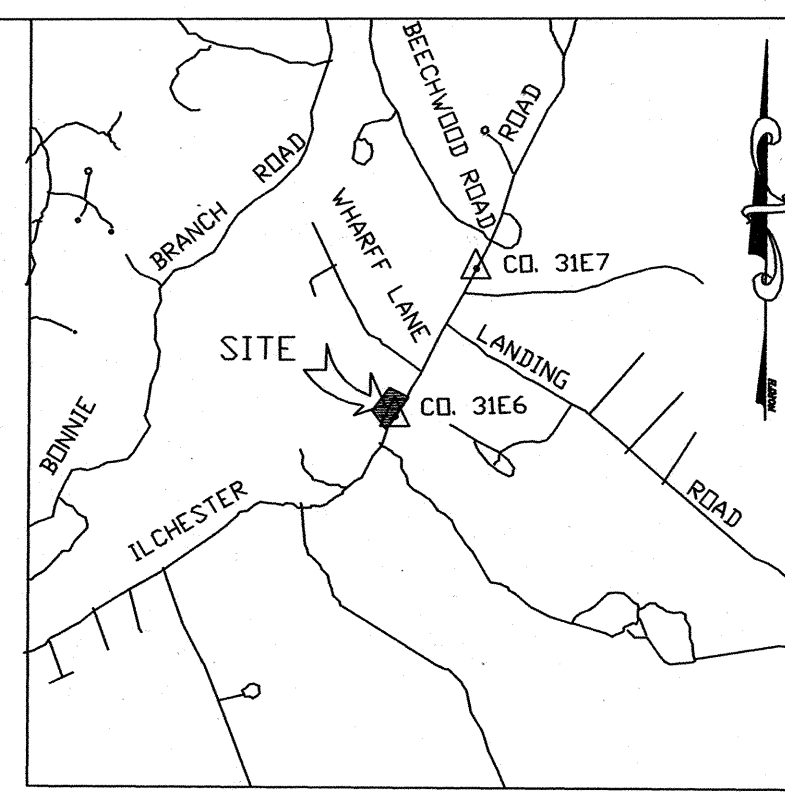
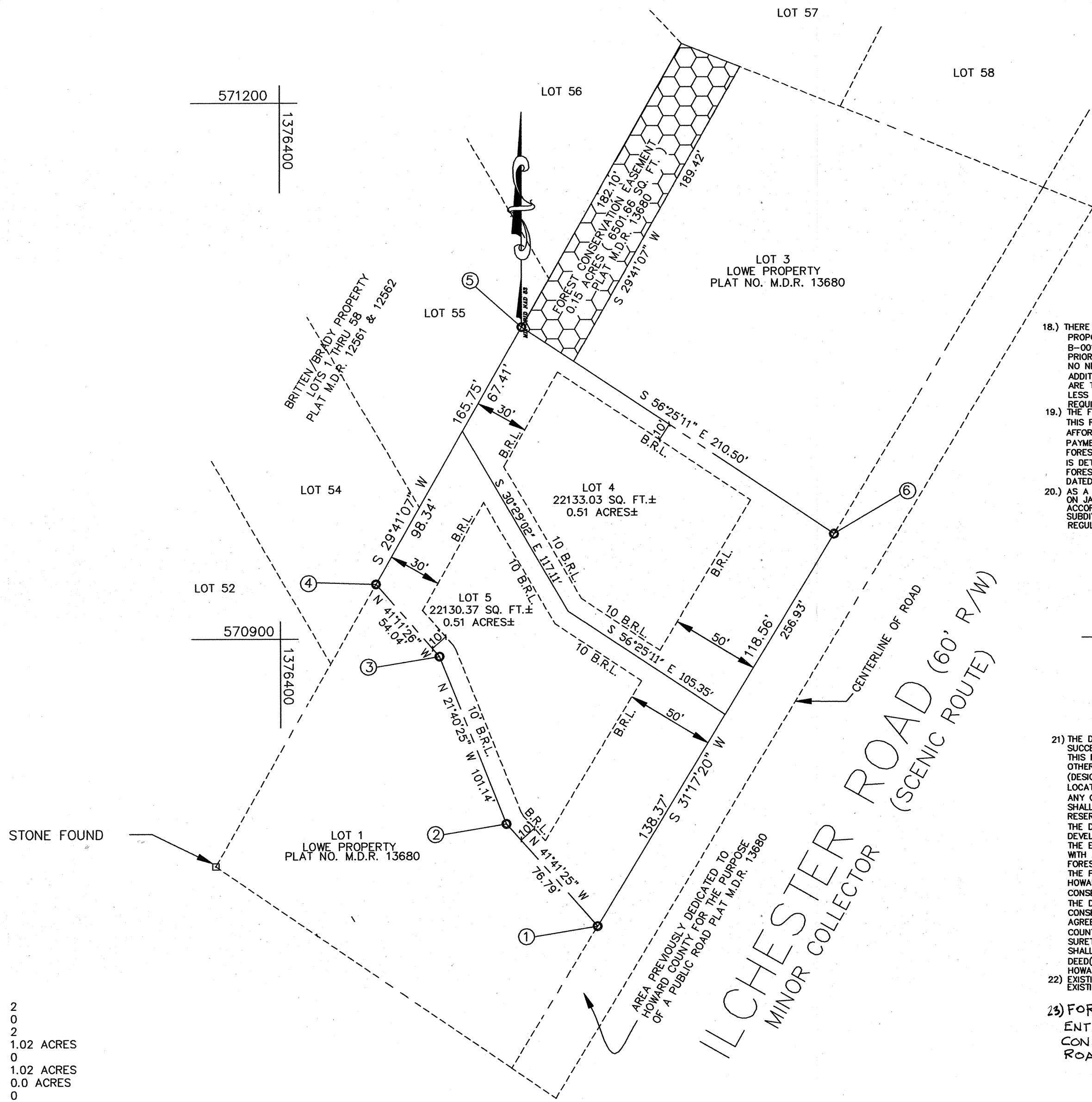


COORDINATE TABLE		
NO.	NORTH	EAST
1	570738.6521	1376577.6885
2	570795.9936	1376526.6164
3	570889.9845	1376489.2629
4	570930.6508	1376453.6740
5	571074.6447	1376535.7575
6	570958.2164	1376711.1273

THE REQUIREMENTS OF S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 Sr.* 7-10-02  
 JOHN C. MELLEMA SR.  
 OWNERS:  
*Edgar Fogelman* 7-23-02  
 EDGAR FOGELMAN DATE  
*Andrew B. Pugh* 7-23-02  
 ANDREW B. PUGH DATE



VICINITY MAP  
1"=2000

- 18.) THERE IS AN EXISTING DWELLING ON PROPOSED LOT 5 WHICH WAS REMOVED (DEMO. PERMIT B-00134638) PRIOR TO SIGNATURE OF THE FINAL PLAT. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 19.) THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS RESUBDIVISION (6,534 SQUARE FEET OF AFFORESTATION) HAVE BEEN MET BY A FEE IN LIEU PAYMENT OF \$3,267.00 TO THE 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 DATED JULY, 2001.
- 20.) AS A CONSEQUENCE OF ITS SUBMISSION ON JAN. 4, 2002 THIS FINAL PLAN IS IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
- 21.) THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 22.) EXISTING SEWER CONTRACT NUMBER 10-1214 EXISTING WATER CONTRACT NUMBER 208W
- 23.) FOR RESIDENTIAL DRIVEWAY ENTRANCES, SEE PLATE #R 6.06 CONNECTION TO OPEN SECTION ROADWAY.

- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN ADOPTED 10-18-93.
  - COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATION NO. 3166 N 570852.372 E 1376700.647 NO. 3167 N 572335.350 E 1377504.033
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1997 BY JOHN C. MELLEMA SR., INC.
  - NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
  - ALL AREAS SHOWN ARE MORE OR LESS.
  - SURVEY WORK AND DOCUMENTS 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.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT ENVIRONMENT.
  - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
  - LANDSCAPING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN
  - THERE ARE NO WETLANDS ON THIS SITE AS PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES DEC. 20, 2001
  - AN ADMINISTRATIVE ADJUSTMENT WAIVER CASE NO. 98-09 FOR THE BUILDING RESTRICTION LINE BETWEEN LOT 1 AND 2 HAS BEEN APPLIED FOR TO REDUCE THE B.R.L. TO 8' TO ALLOW FOR EXISTING STRUCTURES. AND WAS APPROVED 5-21-98.
  - WAIVER PETITION FILE NUMBER WP 99-28/LOWE PROPERTY LOTS 1 TO 3 (F 98-84) TO ALLOW THE REACTIVATION OF FINAL PLAT, F-98-84 APPROVED OCTOBER 8, 1998
  - 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 COAT (1 1/2 MIN.)
    - 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 CLEARANCE - MINIMUM 12 FEET;
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE;
  - 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

AREA TABULATIONS

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	1.02 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	1.02 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 ACRES
TOTAL AREA OF 25% OR GREATER STEEP SLOPES	0
TOTAL AREA TO BE RECORDED	1.02 ACRES

OWNER'S  
 EDGAR FOGELMAN AND  
 ANDREW B. PUGH  
 4667 BEECHWOOD ROAD  
 HOWARD COUNTY MARYLAND 21043  
 PHONE: 410-714-1217

LEGEND  
 □ DENOTES MONUMENT FOUND  
 ● DENOTES PIPE FOUND  
 ○ DENOTES REBAR & CAP SET

OWNER'S STATEMENT

WE, EDGAR FOGELMAN AND ANDREW B. PUGH OWNERS OF THE PROPERTY SHOWN 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.

WITNESS MY/OUR HANDS THIS 23<sup>RD</sup> DAY OF 2002

*Edgar Fogelman* 7-23-02 DATE  
 EDGAR FOGELMAN DATE  
*Andrew B. Pugh* 7-23-02 DATE  
 ANDREW B. PUGH DATE

*John C. Mellema Sr.* 7-23-02 WITNESS DATE  
 JOHN C. MELLEMA SR. WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED IN A DEED FROM RICHARD H. LOWE, JR. AND RICHARD H. LOWE, III TO EDGAR FOGELMAN AND ANDREW B. PUGH DATED DECEMBER 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 5891 FOLIO 335. 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.

DECEMBER 20, 2002

*John C. Mellema Sr.* 7-10-02 DATE  
 JOHN C. MELLEMA SR. SURVEYOR DATE

RECORDED AS PLAT 15556 ON 8-26-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOWE PROPERTY, LOTS 4 AND 5  
 A RESUBDIVISION LOT 2 (M.D.R. 13680)  
 LOWE PROPERTY LOTS 1, 2 AND 3 (F-98-84))  
 TAX MAP 31 PARCEL 153 GRID 10 AND 16  
 FIRST ELECTION DISTRICT (ZONING R20)  
 HOWARD COUNTY MARYLAND  
 SCALE: 1"=50' DATE: DECEMBER, 2001 SHEET 1 OF 1

PREPARED BY:  
 JOHN C. MELLEMA SR. INC.  
 LAND SURVEYORS  
 5409 EAST DRIVE BALTO. CO. MARYLAND 21227  
 PHONE: 410-247-7488 FAX: 410-247-2503

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

*Randy Brantley* 8-13-02 DATE  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Robert D. Smith* 8/14/02 DATE  
 DIRECTOR DATE