

N 570,750 PARCEL 486 DRUMMOND L. 748, F.496 GROVE (LOCAL ROAD) 50' R/W 531'33" W 148.46'

(WHW 79)

IRF & HELD & FOUND

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF EXTENDING A PUBLIC ROAD (3,508 SQ.FT. OR 0.081 ACRE)

PARCEL 287

LAWRENCE

L. 1914, F.100

T.M. 31

WEST

N82'39'03"W -SEE DETAIL A

30' BRL

24' USE-IN-COMMON ACCESS EASEMENT

FOR LOTS 1 THRU 4 AND PRIVATE WATER &

SEWER EASEMENT FOR 30 LOTS 2, 3 & 4

. 82'28'40" E 122.49'

LOT 2

13,763 SQ.FT.

OREST CONSERVATION

>EASEMENT (>

(AFFORESTATION)

EASEMENT E

STORMWATER MANAGEMEN

STORMWATER MANGEMENT-

CREDIT

EASEMENT A 0.10 ACRES

N 570,250

LOT 1

12,192 SQ.FT.

Lors 1 & 2

LOT 1

PARCEL 258

ELLICOTT CTY

.ANDHOLDING

. 6020, F.133

(OPEN SPACE)

68,487 SQ.FT.

100-YR FLOODPLAIN,

DRAINAGE AND UTILITY

LOT 8

EASEMENT

DEDICATED TO HOWARD CO, MD

(DEPT. OF RECREATION AND PARKS)

7 75' PERENNIAL

S84'24'48"W 284.59

STREAM BUFFER

VALLEY VIEW

P.B. 6, PAGE 65

OWNER'S CERTIFICATE

429.81

INGRESS & EGRESS SEMENT FOR LOT 5 (PUBLIC)

12,108 SQ.FT.

STORMWATER MANGEMENT

CREDIT

0.14 ACRES

EASEMENT

CREDIT

EASEMENT (

€ FLOODPLAIN

0.67 ACRES

PLAT No.: 6643

SEWER EASEMENT

CONTRACT 302-S

(PUBLIC)

MINIMUM LOT SIZE CHART GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE 13,763 SQ. FT. 1,190 SQ. FT. 12,573 SQ. FT. 13,118 SQ. FT. 1,003 SQ. FT. 12,115 SQ. FT.

COORDINATE LIST				
NO.	NORTH	EAST		
1	570680.8783	1368050.3130		
2	570656.7243	1368052.3124		
3	570314.2640	1368080.6600		
4	570286.8060	1367797.3940		
5	570278.2406	1367786.3453		
6	570717.4723	1367727.8420		
7	570697.6178	1367902.8023		
8	570675.7595	1367903.8871		
9	570673.7761	1367919.5986		
10	570667.9818	1367918.7696		
11	570664.5826	1367942.5277		
12	570670.7698	1367943.4129		
NOTE:		GRID TICKS SHOWN		

HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

	LINE TABLE		
ŀ	LINE	BEARING & DISTANCE	
	L1	S08'08'32"W 6.25'	
Ī	L2	S62*58'42"E 34.44'	
٦٠	L3	S53'33'26"E 30.28'	
Ī	L4	N74*34'11"E 7.60	
Ī	L5	N72'25'21"E 103.11'	
	L6	N06*27'18"W 7.86'	
	L7	N06'27'18"W 10.00'	
	L8	N06'27'18"W 11.16'	
	L9	S09°03'46"W 32.27'	
	L10	S12'30'19"E 82.32'	
Ì	L11	S31°38'09"W 32.49'	
	L12	S31'38'09"W 11.05'	
	L13	N83'31'33"W 78.90'	
(L14	N83'31'33"W 24.53'	
	L15	N83'31'33"W 27.45'	
•	L16	S85'19'28"W 36.13'	
	L17	S85*19'28"W 36.47'	
	L18	S08'08'32"W 7.19'	
	L19	N04°30'28"W 10.00'	
	L20	S23'58'08"W 7.78'	
	L21	N52'12'57"E 13.98'	
	L22	N00'32'12"W 54.53'	
	L23	N02*50'28"W 10.13'	
	L24	N02'50'28"W 11.75'	
	L25	N08'08'32"E 5.85'	
	L26	N08'08'32"E 7.19'	
	L27	N00'32'12"W 37.47'	
	L28	N00'32'12"W 19.07'	
	L29	S10°04'50"E 22.20	
	L30	N79'55'10"E 24.00'	
	L31	S10'04'50"E 20.20'	

DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).

B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE

WITH TAR AND CHIP COATING.

GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.

D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).

E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

F) STRUCTURE CLEARANCES - MINIMUM 12 FEET

3) (WHW79)

G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE

24. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT

WAIVER TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT SECTION 16.144(a), WHICH REQUIRES SUBMISSION OF A SKETCH PLAN, SECTION 16.144(f), WHICH REQUIRES SUBMISSION OF A PRELIMINARY PLAN, AND TO SECTION 16.121(e), WHICH REQUIRES 40' FRONTAGE TO OPEN SPACE, APPROVED JUNE 6, 2002.

TO HO. CO. 31A3-31D4 1500 ± VOTTA'SWAY

VICINITY MAP SCALE: 1"=1000"

GENERAL NOTES

- 1. TAX MAP: 31, PARCEL: 258, BLOCK: 13.
- 2. AS A CONSEQUENCE OF ITS SUBMISSION ON FEB. 19, 2002, THIS FINAL PLAN IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 3. SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 10/18/93 COMPREHENSIVE
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT
- 5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.

STA. No. 31A3

N 573,217.877 ELEV. 487.641

STA. No. 31D4

E 1,368,237.662

N 571,700.659 ELEV. 495.179 E 1,369,606.281

- 6. REQUIRED OPEN SPACE = 2.83 AC x 40% =1.13 AC (BASED ON 12,000 SQFT LOTS). OPEN SPACE PROVIDED = 1.58 AC.
- 7. DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.

BRL DENOTES A BUILDING RESTRICTION LINE.

8. ALL AREAS ARE MORE OR LESS.

- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 302-S FOR SEWER AND CAPITAL PROJECT 64-W FOR WATER.
- 10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- 11. FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. APPROVED ON JUNE 5, 2002. WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES APPROVED ON JUNE 5, 2002
- 12. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP & NON-ROOFTOP DISCONNECT & NATURAL AREA CONSERVATION CREDITS IN ACCORDANCE WITH THE 2000 MDE SWM MANUAL. TOTAL WQV CREDIT IS 0.0342 AC-FT & TOTAL Rev CREDIT IS 0.00592 AC-FT.
- 13. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- 14. NO STEEP SLOPES EXIST ON SITE.
- 15. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED
- WITHIN 25' OF WETLANDS AND 75' OF A PERENNIAL STREAMBANK
- 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 ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE
- CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- 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.
- THERE IS AN EXISTING DWELLING STRUCTURE LOCATED ON LOT 1 THAT IS 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. 20. LANDSCAPING FOR LOTS 2, 3 & 4 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. LOT 1 IS EXEMPT SINCE EXISTING HOUSE IS TO REMAIN. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED
- IN THE 100-YR FLOODPLAIN. NO CLEARING, EXCAVATING, FILLING, ALT IMPERVIOUS PAVING OR PLACEMENT OF STRUCTURES MAY OCCUR IN THE FLOODPLAIN. 22. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY
- CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY AFFORESTATION OF 0.32 ACRES (13,939.2 SQ. FT.). FINANCIAL SURETY FOR THE ON-SITE AFFORESTATION OF 0.28 AC (12,339.2 SQFT) IN THE AMOUNT OF \$6,169.60 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. FOREST CONSERVATION CREDIT FOR 1,600 SQ. FT. OF LANDSCAPING HAS BEEN TAKEN FOR 4 SHADE TREES AS SHOWN ON THIS PLAN. THESE TREES ARE TO BE PLANTED AS PART OF THE LANDSCAPING REQUIREMENTS.

RECORDED AS PLAT 15612 ON 10-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BAGEANT PROPERTY LOTS 1-4 AND OPEN SPACE LOT 5

SHEET 1 OF 1

TAX MAP 31 PARCEL NO. 258 BLOCK 13

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50' DATE : SEPTEMBER 2002 DPZ FILE NOS. F-02-110



Engineers Planners Surveyors 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MARY B. BAGEANT TO

ELLICOTT CITY LAND HOLDING, INC., BY DEED DATED FEBRUARY 8, 2002

AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 6026 AT FOLIO 133 AND 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION

F-02-110