

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	591494.607	1333370.828	9	591778.530	1334165.114
2	591913.870	1333117.216	10	591710.284	1334136.043
3	592064.852	1333506.216	11	591626.444	1334220.558
4	592395.997	1333523.774	12	591615.208	1334231.885
5	592344.372	1333575.232	13	591548.368	1334113.499
6	592333.504	1333783.759	14	591535.707	1334090.402
7	592173.461	1333775.417	15	591547.266	1334078.696
8	591863.233	1334088.145	16	591808.076	1333814.591

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

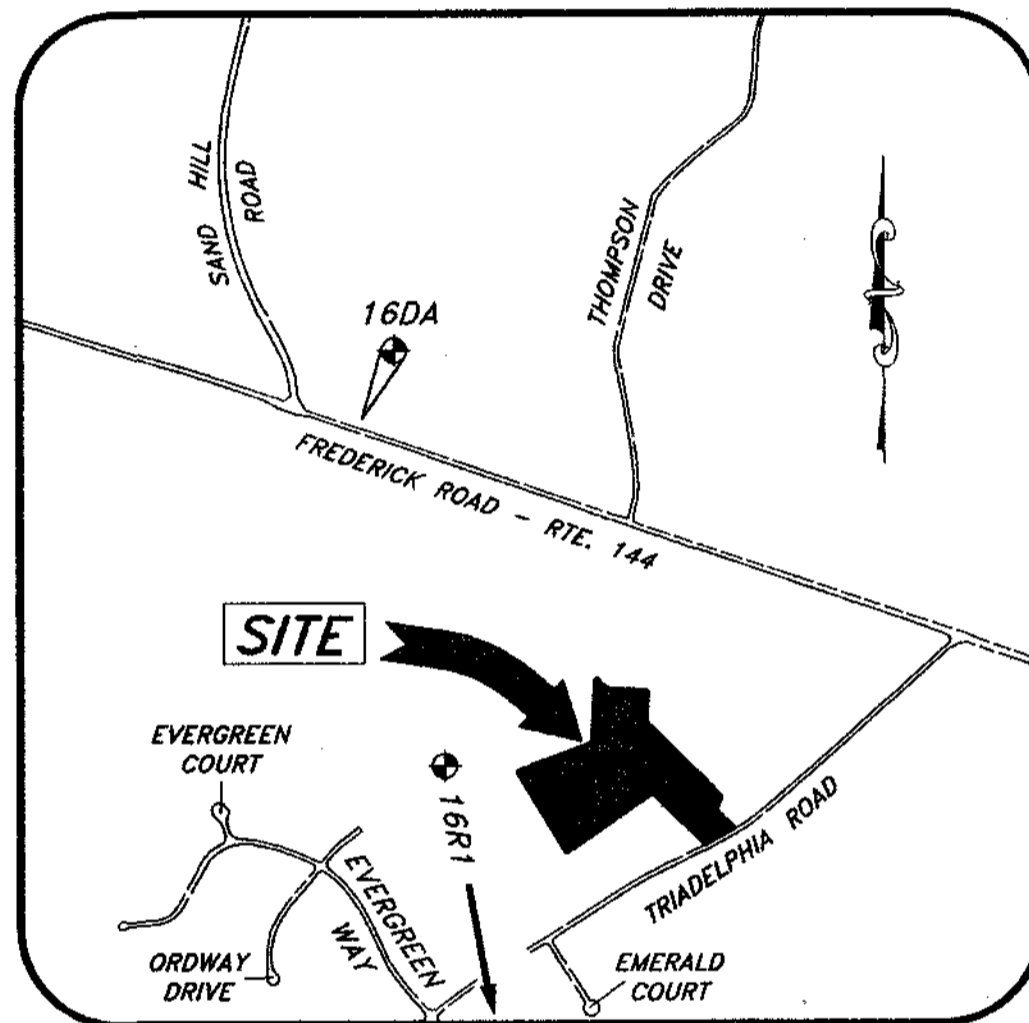
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.180 AC±	0.166 AC±	3.014 AC±
3	3.750 AC±	0.103 AC±	3.647 AC±

28. A WAIVER REQUEST TO WAIVE SECTION 16.120(b)(4)(iii)(b) TO ALLOW A STREAM AND A STREAM BUFFER TO EXIST ON A BUILDABLE LOT LESS THAN 10 AC., (WP-02-129), WAS APPROVED ON JULY 24, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREAS.
 - NO WAIVER WILL BE GRANTED FOR IMPACTS TO THE STREAM OR ITS BUFFER.
29. DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.

GENERAL NOTES

- TAX MAP 16 PARCELS 312 AND 310. PREVIOUS DPZ FILE NO. WP-02-129.
- SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16DA AND 16R1.
 - STATION NO. 16DA N 593712.917 ELEVATION 469.674
E 1332332.040
 - STATION NO. 16R1 N 590004.547 ELEVATION 496.792
E 1332943.050
- DENOTES AN IRON PIN OR IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL ON JANUARY 2002.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 9.99 ACRES ±
AREA OF THE SMALLEST LOT = 3.0 AC
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA THE USE OF THE ENVIRONMENTALLY SENSITIVE CREDIT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- DENOTES PRIVATE USE IN COMMON DRIVEWAY EASEMENT.
- DENOTES LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF PUBLIC ROAD.
- DENOTES PRIVATE ACCESS AND UTILITY EASEMENT.
- DENOTES STORMWATER CREDIT AND UTILITY EASEMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREA.
- THERE ARE EXISTING STRUCTURES ON LOTS 2 & 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION CREDIT OF 0.82 ACRES (35,719.2 SQ. FT.) OF FOREST ON LOT 2, RETENTION CREDIT OF 1.07 ACRES (46,609.2 SQ. FT.) ON LOT 3 IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET, AND BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.11 ACRES (4,791.6 SQ. FT.) IN THE AMOUNT OF \$2,395.80.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- LOT 2 IS APPROVED FOR SAND MOUND SEWAGE DISPOSAL SYSTEM ONLY.
- OPEN SPACE IS PROVIDED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$ 1,500.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- 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 LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 2 (7 SHADE TREES) WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 2,100.00. LOTS 1 & 3 ARE EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE THEY CONTAIN EXISTING DWELLINGS.



VICINITY MAP
1" = 1000'

THE REQUIREMENTS OF 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.

[Signature] 9/2/02
JOHN B. MILDENBERG, SURVEYOR
DATE

[Signature] 10/1/02
BRENDA G. ALTENBURG, OWNER
DATE

[Signature] 10/01/02
JEFFREY A. ALTENBURG, OWNER
DATE

[Signature] 10/1/02
RICHARD L. DAHLBERG, OWNER
DATE

[Signature] 10/1/02
CATHRYN H. DAHLBERG, OWNER
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	3
TOTAL NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	9.930 AC ±
AREA OF ROADWAY	0.054 AC ±
AREA	9.984 AC ±

OWNERS

Brenda G. and Jeffrey Altenburg
11810 Triadelphia Road
Ellicott City, Maryland 21042

Richard L. Dahlberg and Cathryn H. Dahlberg
11820 Triadelphia Road
Ellicott City, Maryland 21042

OWNER'S STATEMENT

WE, BRENDA G. & JEFFREY A. ALTENBURG AND RICHARD L. & CATHRYN H. DAHLBERG, OWNERS OF THE PROPERTY SHOWN AND 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS OF WAY.

WITNESS MY HAND THIS 1st DAY OF October, 2002

[Signature]
BRENDA G. ALTENBURG, OWNER

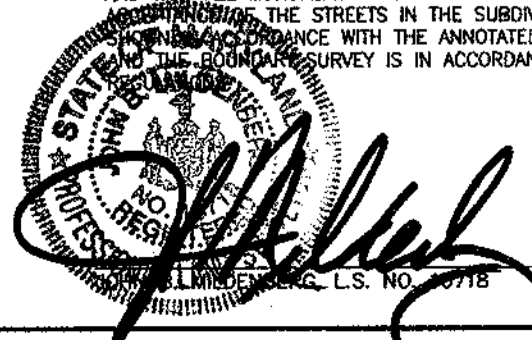
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[Signature]
RICHARD L. DAHLBERG, OWNER

[Signature] WITNESS
CATHRYN H. DAHLBERG, OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY DAVID D. PERSON AND RICHARD D. HEACOCK, JR., CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF RICHARD D. HEACOCK, SR. TO BRENDA G. ALTENBURG AND JEFFREY A. ALTENBURG IN A DEED DATED SEPTEMBER 27, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5728 FOLIO 408 AND ALL OF THAT LAND CONVEYED BY FERDINAND P. KELLY TO RICHARD L. DAHLBERG AND CATHRYN H. DAHLBERG IN A DEED DATED JUNE 19, 1974 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 687 FOLIO 307 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT AND THAT THE SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY



9/2/02
DATE

RECORDED AS PLAT 15621 ON 10/18/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALTENBURG PROPERTY
LOTS 1 THRU 3

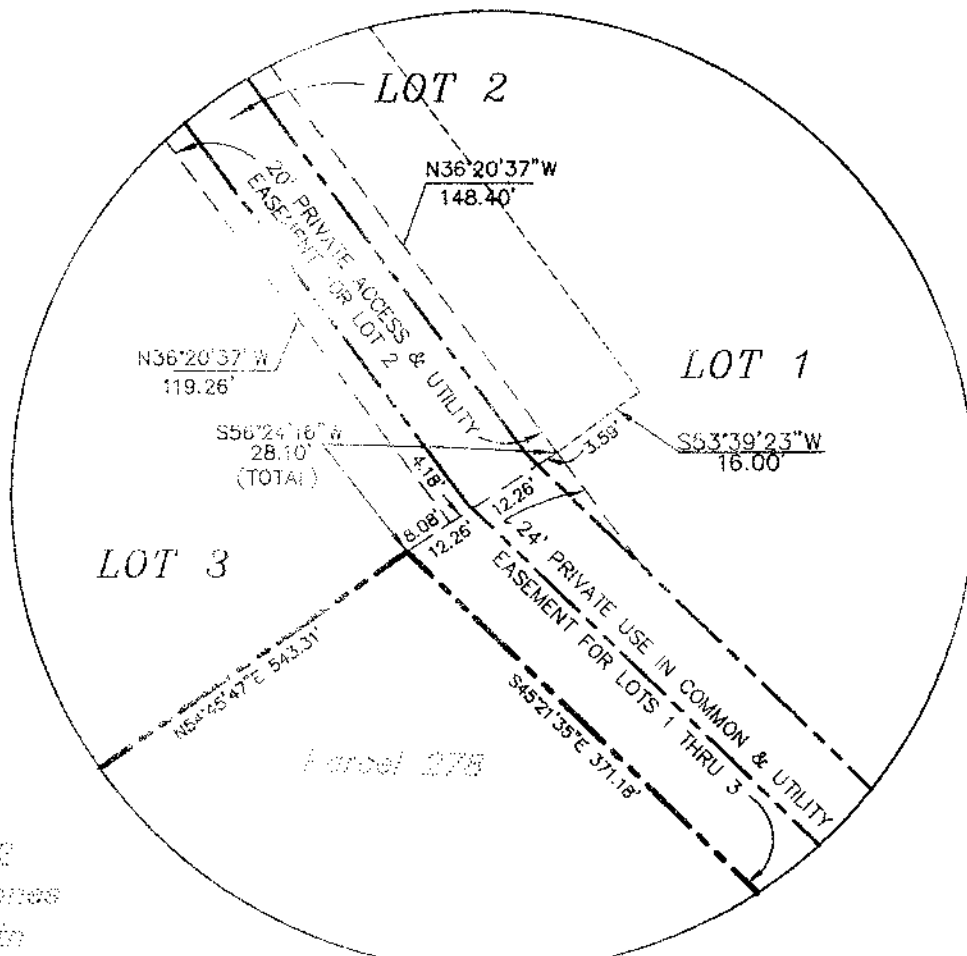
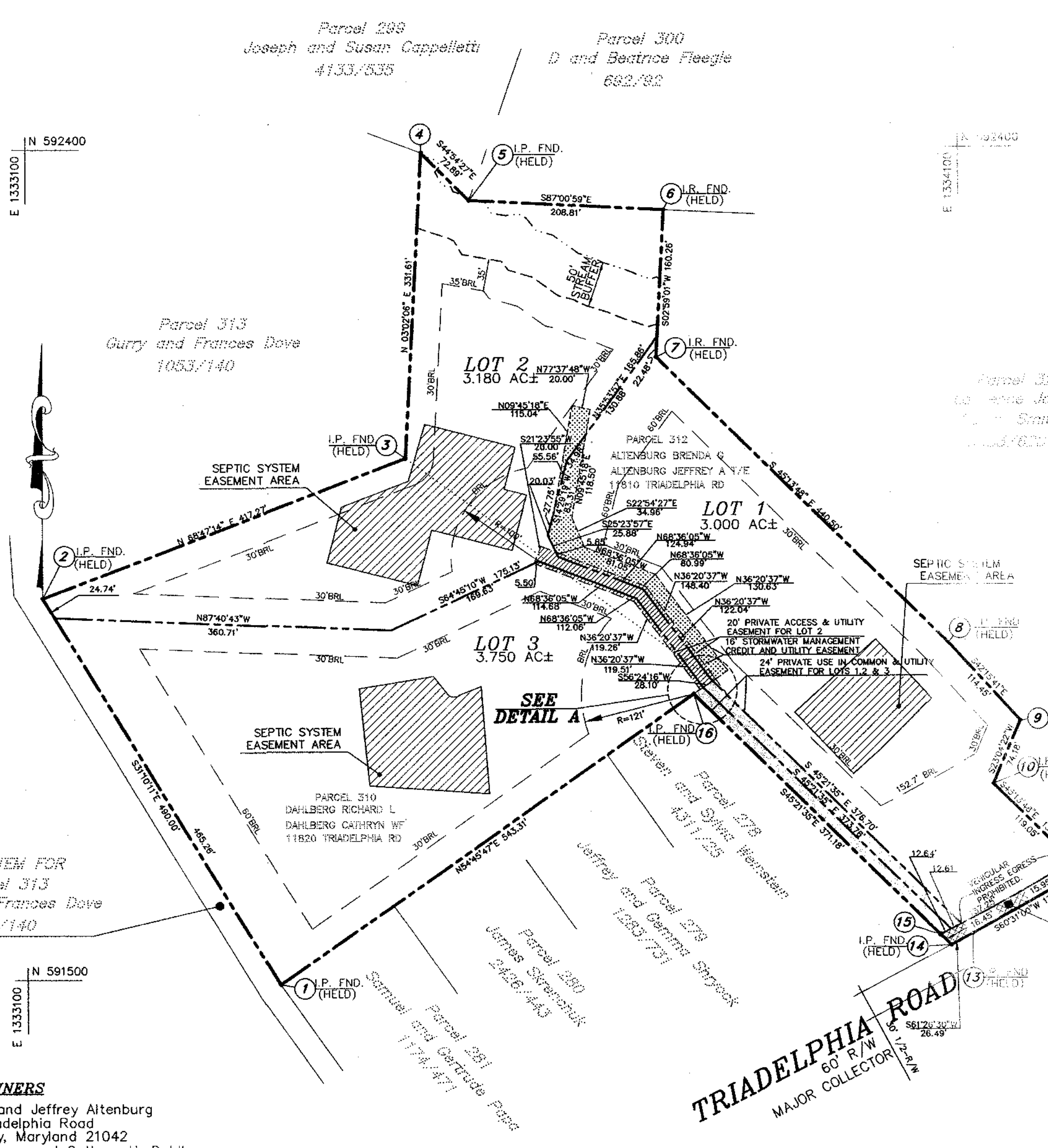
SHEET 1 OF 2

TAX MAP 16 PARCELS 312 & 310 BLOCK 13 & 14
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO
SCALE : 1" = 100'
DATE : MAY 2002
DPZ FILE NOS. WP-02-129

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Borsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

F 02-152



DETAIL A
SCALE 1" = 30'

THE REQUIREMENTS OF 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.

[Signature] 2/3/02
JOHN B. MILDENBERG, SURVEYOR
DATE

[Signature] 10/01/02
BRENDA G. ALTENBURG, OWNER
DATE

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JEFFREY A. ALTENBURG, OWNER
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[Signature] BRENDA G. ALTENBURG, OWNER
[Signature] WITNESS
[Signature] RICHARD L. DAHLBERG, OWNER
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[Signature] 9/3/02
JOHN B. MILDENBERG, L.S. NO. 10778
DATE

RECORDED AS PLAT 15622 ON 10-18-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALTENBURG PROPERTY
LOTS 1 THRU 3

SHEET 2 OF 2

TAX MAP 16 PARCELS 312 & 310 BLOCK 13 & 14	THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO	SCALE: 1" = 100' DATE: MAY 2002 DPZ FILE NOS. WP-02-129
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