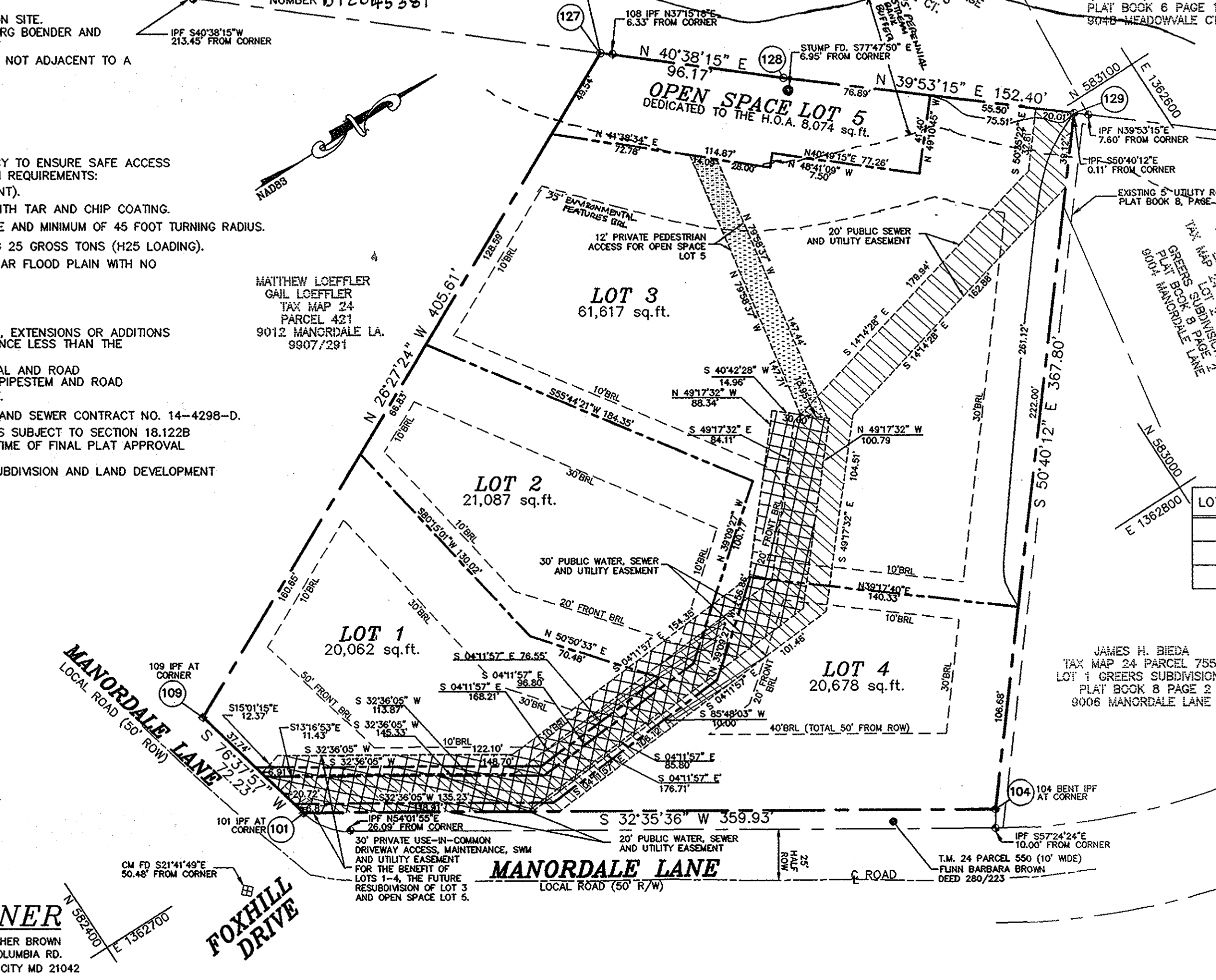
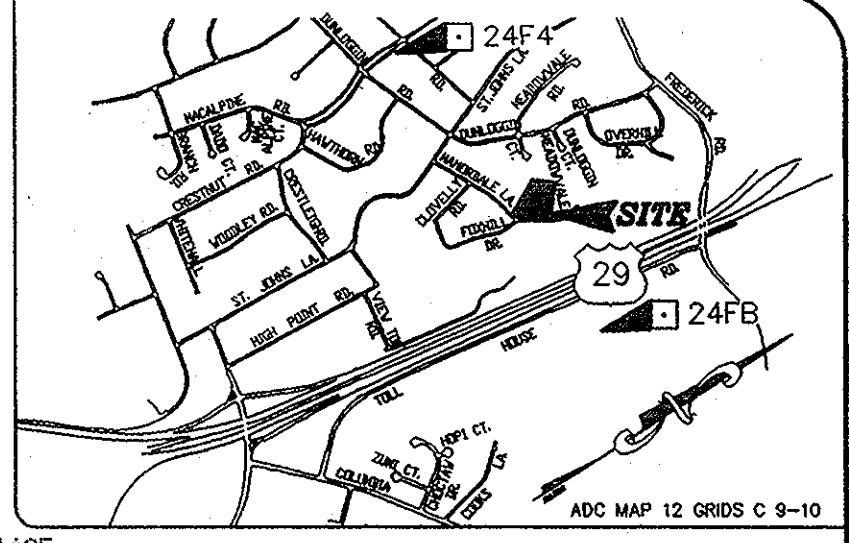


GENERAL NOTES:

- TAX MAP 24 PARCEL 343
 - SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 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 24F4 AND 24FB
- STATION NO. 24F4 N 582298.634
E 1360570.987
- STATION NO. 24FB N 582652.103
E 1364255.930
- ⊗ DENOTES AN IRON PIN OR IRON PIPE FOUND (IPF)
 - DENOTES AN ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE
 - CM DENOTES CONCRETE MONUMENT FOUND
- ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
 - NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 EXIST ON SITE.
 - NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON NOVEMBER 2002.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - AREA OF SUBDIVISION = 3.019 ACRES ±
MINIMUM LOT SIZE = 20,000 SQUARE FEET
REQUIRED OPEN SPACE = 3.019 X 6% = 0.181 AC ± (7,890 SQ.FT.)
PROVIDED OPEN SPACE = 0.185 AC ± (8,074 SQ.FT.)
NUMBER OF PROPOSED BUILDABLE LOTS = 4
AREA OF PROPOSED BUILDABLE LOTS = 2.834 AC ±
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% 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 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.
 - EXISTING STRUCTURE ON LOT 2 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.
 - 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 ONTO THE PIPESTEM LOT DRIVEWAY.
 - PUBLIC WATER AND SEWER SYSTEM WILL BE UTILIZED VIA WATER AND SEWER CONTRACT NO. 14-4298-D.
 - PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

- LANDSCAPING FOR LOTS 1 THRU 4 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR TWO (2) SHADE TREES ON LOT 1 AND \$900.00 FOR 3 SHADE TREES ON LOT 4; POSTING OF TOTAL SURETY AMOUNT OF \$1,500.00 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL. SINCE LOT 2 HAS AN EXISTING HOUSE, IT MAY BE EXCLUDED FROM THE LANDSCAPING OBLIGATION.
- FOREST CONSERVATION OBLIGATIONS OF 1.62 ACRES OF REQUIRED REFORESTATION SHALL BE FULFILLED BY THE PLACEMENT OF 3.24 (2:1 RATIO) ACRES OF EXISTING FOREST INTO AN OFF-SITE FOREST CONSERVATION EASEMENT LOCATED ON THE HIMMEL FOREST CONSERVATION RETENTION BANK PROPERTY (SDP-05-132), PLAT NO. 18239; TAX MAP 1, GRID 18, PARCEL 17. NO SURETY OR DEVELOPER'S AGREEMENT WILL BE REQUIRED UNDER THIS FINAL PLAT.
- NO GRADING, DISTURBANCE OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE STREAM OR STREAM BANK BUFFER.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4, FUTURE RESUBDIVISION OF LOT 3 AND OPEN SPACE LOT 5 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- SWM IS PROVIDED VIA THE USE OF GRASS CHANNEL, NON-ROOFTOP DISCONNECTION CREDITS AND THE USE OF RAINGARDENS.
- THE HOMEOWNER DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 7-20-07 AS RECORDING REFERENCE NUMBER D12045381



VICINITY MAP
SCALE: 1"=100'

COORDINATE TABLE

POINT	NORTHING	EASTING
101	582524.3590	1362695.7860
104	582827.6030	1362889.6690
109	582507.6590	1362625.5100
127	582870.7898	1362444.8019
128	582943.7713	1362507.4377
129	583060.7104	1362605.1709

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	NET AREA
2	21,087 sq. ft.	1,077 sq. ft.	20,010 sq. ft.
3	61,617 sq. ft.	4,267 sq. ft.	57,350 sq. ft.
4	20,678 sq. ft.	633 sq. ft.	20,045 sq. ft.

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.

Gregory Scott Shanaberger 7/23/2007
GREGORY SCOTT SHANABERGER, SURVEYOR DATE

Christopher Brown 7/23/07
CHRISTOPHER BROWN, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	2.834 AC. ±
AREA OF OPEN SPACE LOTS	0.185 AC. ±
AREA OF ROADWAY	0.000 AC.
AREA	3.019 AC. ±

OWNER
CHRISTOPHER BROWN
4228 COLUMBIA RD.
ELLCOTT CITY MD 21042

OWNER'S STATEMENT

I, CHRISTOPHER BROWN, OWNER 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 23 DAY OF July, 2007.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE PARCEL OF LAND, CONVEYED BY ROBERT J. HOWELL & WF TO CHRISTOPHER L. BROWN BY DEED DATED SEPTEMBER 12, 2002, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6415 FOLIO 96 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 REGULATIONS.

RECORDED AS PLAT 19486 ON 10/26/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MANORDALE PROPERTY
LOTS 1 THRU 4
AND OPEN SPACE LOT 5
SHEET 1 OF 1

TAX MAP 24 PARCEL 343
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50'
DATE: JULY, 2007
DP2 FILE NOS: F-03-073

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

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