

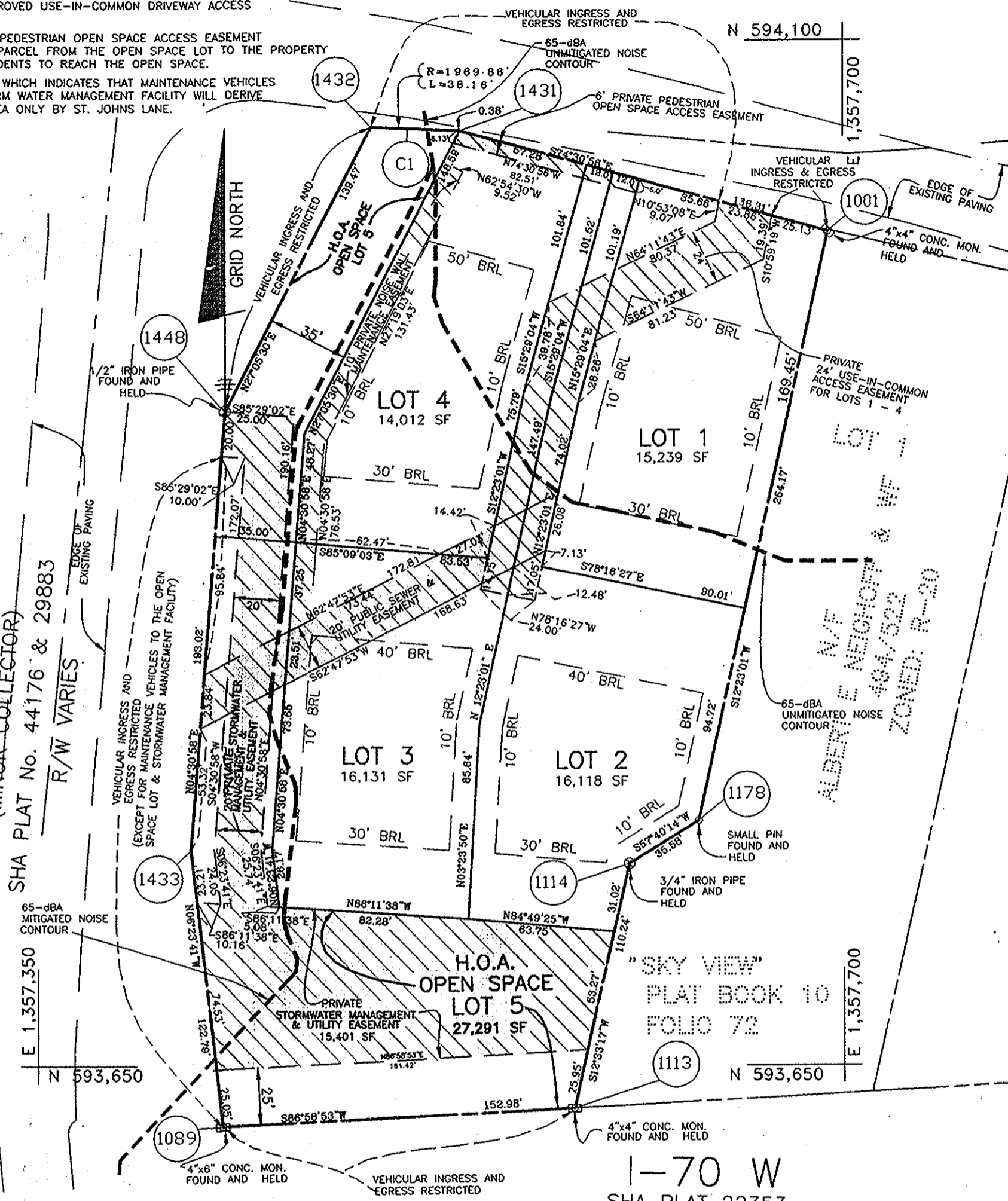
GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT FOUND.
2. DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES IRON PIPE FOUND OR REBAR & CAP.
4. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 17EA AND 17EB.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. SUBJECT PROPERTY ZONED R-20 PER 2003 COMPREHENSIVE ZONING PLAN. ALL AREAS IN THIS PLAN ARE SUBJECT TO THE REGULATIONS OF THE ZONING PLAN.
7. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2002 BY BENCHMARK ENGINEERING, INC.
8. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE UNION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HIS LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
10. THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
11. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES, LOCATED IN, ON OVER AND THROUGH LOTS 1 THRU 4, AND OPEN SPACE 5, AND CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(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, AND THE RELEASE OF DEVELOPER'S SECURITY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT(S) AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
12. LANDSCAPING: FOR LOTS 1 THROUGH 4, AND OPEN SPACE LOT 5, IS BEING PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE WATER, SEWER, STORM DRAIN AND SURETY FOR THE REQUIRED LANDSCAPE TREES IN THE AMOUNT OF \$10,350.00 SHALL BE PART OF THE D.P.W. DEVELOPERS AGREEMENT.
13. THERE ARE NO WETLANDS, STREAMS, OR RELATED BUFFERS, FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
14. THE FOREST CONSERVATION OBLIGATION FOR THIS SITE IS BEING MET BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$6,534.00, FOR .30 ACRES OF REQUIRED PLANTINGS.
15. THE ARTICLES OF INCORPORATION, FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 9/20/06, AS NO. D11512345.
16. STORMWATER MANAGEMENT FOR THIS SITE IS BEING ADDRESSED BY THE INSTALLATION OF A BIO-RETENTION FACILITY.
17. THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA EXPOSURE. THE 65dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
18. THIS PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
19. VEHICULAR ACCESS TO THE STORM WATER MANAGEMENT FACILITY LOCATED ON OPEN SPACE LOT 5 SHALL BE DERIVED ONLY FROM ST. JOHN'S LANE.
20. NOISE MITIGATION WILL BE MET ON THIS SITE BY THE USE OF AN 8' HIGH WOODEN NOISE WALL ALONG ST. JOHN'S LANE TO BE BUILT BY THE DEVELOPER AND A 24" HIGH CONCRETE PERIS WALL ALONG I-70W TO BE BUILT BY SHA.
21. BUILDING PERMITS FOR THE LOTS SHOWN ON THIS FINAL PLAN WILL NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE NOISE BARRIER WALL ALONG THE WESTERN SIDE OF LOTS 3 AND 4 HAS BEEN COMPLETED, AS WELL AS, THE NOISE WALL PROPOSED ALONG I-70W.
22. THE EXISTING WELL AND SEPTIC SYSTEM LOCATED ON THIS SITE HAS BEEN PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
23. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 - 4 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MD.
24. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/30/06 ON WHICH DATE DEVELOPER AGREEMENT # 14-4114-D WAS FILED AND ACCEPTED.

N/F
DAVID S. PAPLAUCKAS
3925/244
ZONED: R-20
PARCEL 518

ST. JOHN'S LANE
(COUNTY MAINTAINED)
(MINOR COLLECTOR)
SHA PLAT No. 44176 & 29883
R/W VARIES

MD RTE. No. 99
(MINOR ARTERIAL)
SHA PLAT 22775
R/W VARIES

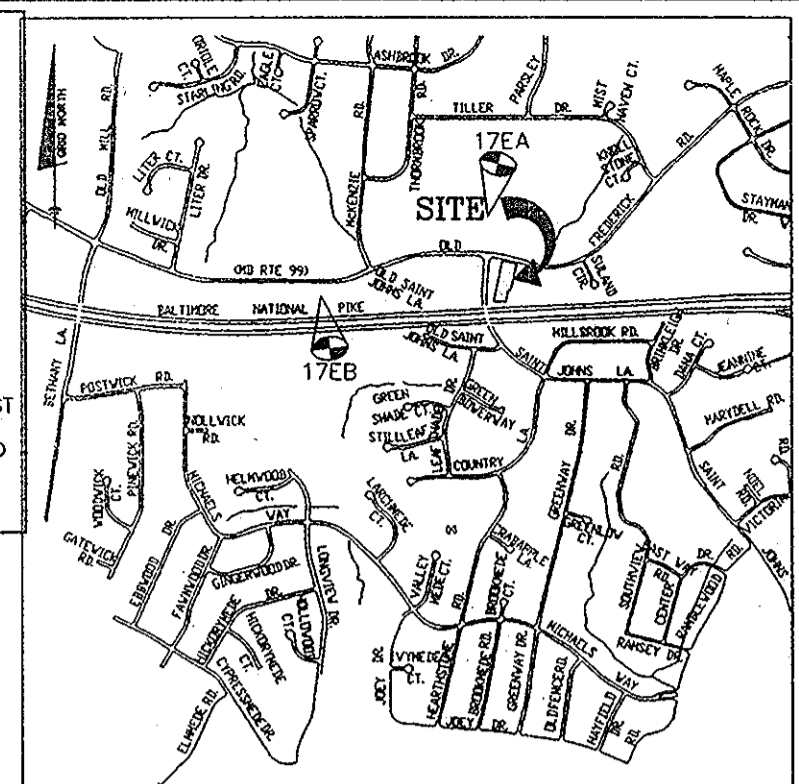


PLAN
SCALE: 1" = 50'

BENCH MARKS NAD'83
HO. CO. #17EA ELEV. 373.36
STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED IN THE ISLAND IN FRONT OF MOUNT HEBRON HIGH SCHOOL. 33.7' SOUTH OF THE FLAG POLE AND 21.3' NORTH OF THE CURB AND 49.7' WEST OF A 15" WHITE PINE.
N 594,357.7264' E 1,357,519.3741'
HO. CO. #17EB ELEV. 348.10
STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) CYLINDRICAL BASE LOCATED 224' WEST OF THE ENTRANCE TO BETHANY FIRE STATION, 19' SOUTH OF THE CL OF OLD FREDERICK ROAD AND 38.6' EAST OF G&E POLE #474631
N 593,814.0053' E 1,355,731.8846'

COORDINATE CHART (NAD83)

No.	NORTH	EAST
1178	N 593757.9069	E 1357636.8569
1001	N 594015.9330	E 1357693.5106
1431	N 594060.3331	E 135733.2396
1432	N 594061.8366	E 1357495.1092
1448	N 593937.6667	E 1357431.5912
1433	N 593745.2457	E 1357416.3931
1089	N 593623.2213	E 1357430.0687
1113	N 593631.2769	E 1357582.8327
1114	N 593738.8816	E 1357606.7959



VICINITY MAP
SCALE: 1"=2000'

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	16,118 S.F.	2,106 S.F.	14012 S.F.
2	16,131 S.F.	2,128 S.F.	14003 S.F.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1969.86'	38.16'	19.08'	N87°44'31"W - 38.16'	01°06'36"

OPEN SPACE DATA:

1. MINIMUM RESIDENTIAL LOT SIZE SELECTED _____ 14,000 S.F.
2. OPEN SPACE REQUIRED _____ 0.612AC± (30% OF 2.04AC)
3. TOTAL CREDITED OPEN SPACE PROVIDED _____ 0.63AC±
4. AREA OF RECREATIONAL OPEN SPACE REQUIRED _____ N/A
5. AREA OF RECREATIONAL OPEN SPACE PROVIDED _____ N/A

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	4
NON-BUILDABLE PRESERVATION PARCEL	0
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.41± AC.
NON-BUILDABLE PRESERVATION PARCEL	0.00 AC.
OPEN SPACE	0.63± AC.
BUILDABLE PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.04± AC.

OWNER/DEVELOPER
MICHAEL G. FULTON
9429 OLD FREDERICK RD.
ELLCOTT CITY, MD 21042
410-984-7163
ENGINEER
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

David Harris 07/26/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
Michael G. Fulton 8-11-06
MICHAEL G. FULTON
OWNER
DATE:

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Weber 2/2/07
for HOWARD COUNTY HEALTH OFFICER DATE
APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Michael G. Fulton 1/9/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David S. Paplauckas 2/5/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MELISSA B. BOCK BY JOHN WILLIS, HER ATTORNEY IN FACT, PURSUANT TO A POWER OF ATTORNEY, AND WILLIAM M. BOCK TO MICHAEL G. FULTON BY DEED DATED OCTOBER 30, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2787 AT FOLIO 285, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.
David Harris DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

OWNER'S DEDICATION
I, MICHAEL G. FULTON, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, WHERE APPLICABLE, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 11th DAY OF August, 2006.
Michael G. Fulton 8-11-06
MICHAEL G. FULTON DATE
Donald Mason 8/10/06
WITNESS DATE

RECORDED AS PLAT NO. 18821
ON 2-8-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
FULTON PROPERTY
MINOR SUBDIVISION
LOTS 1 THRU 4 AND
OPEN SPACE LOT 5
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17
GRID: 16
PARCEL: 63
ZONED: R-20
SCALE: AS SHOWN
DATE: JULY, 2006
SHEET: 1 OF 1