

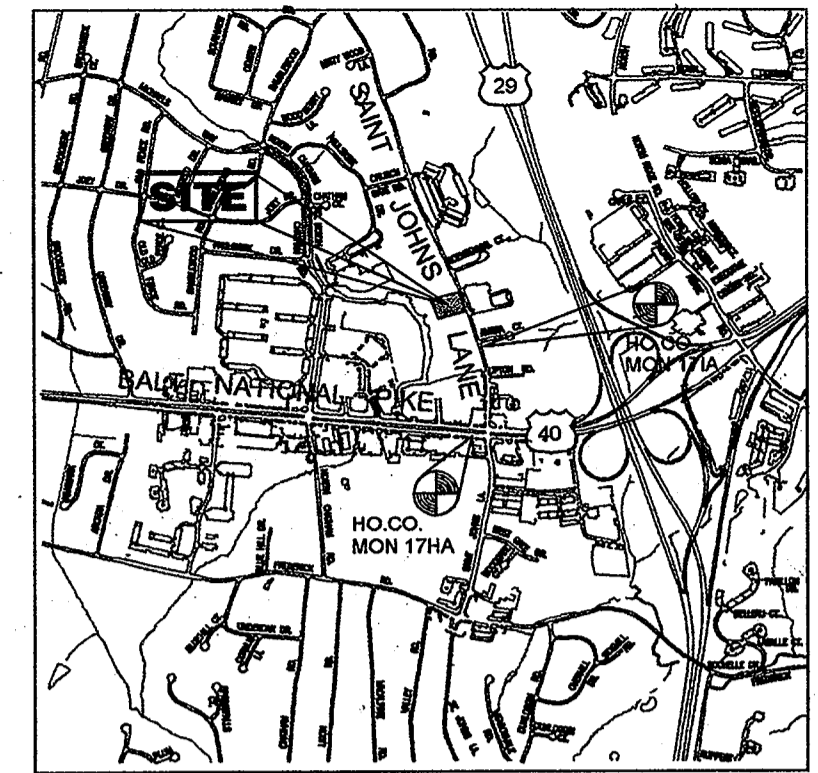
COORDINATE TABLE		
POINT	NORTH	EAST
1	587,794.1936	1,361,454.3113
2	587,780.0358	1,361,458.9403
3	587,701.3377	1,361,167.6313
5	587,887.8658	1,361,419.3038
18	587,846.5533	1,361,119.5736
50	587,901.8105	1,361,094.2106
51	587,981.2384	1,361,383.5050

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	19,362	-	19,362 *
2	19,332	-	19,332 *
3	23,570	3,564	20,006

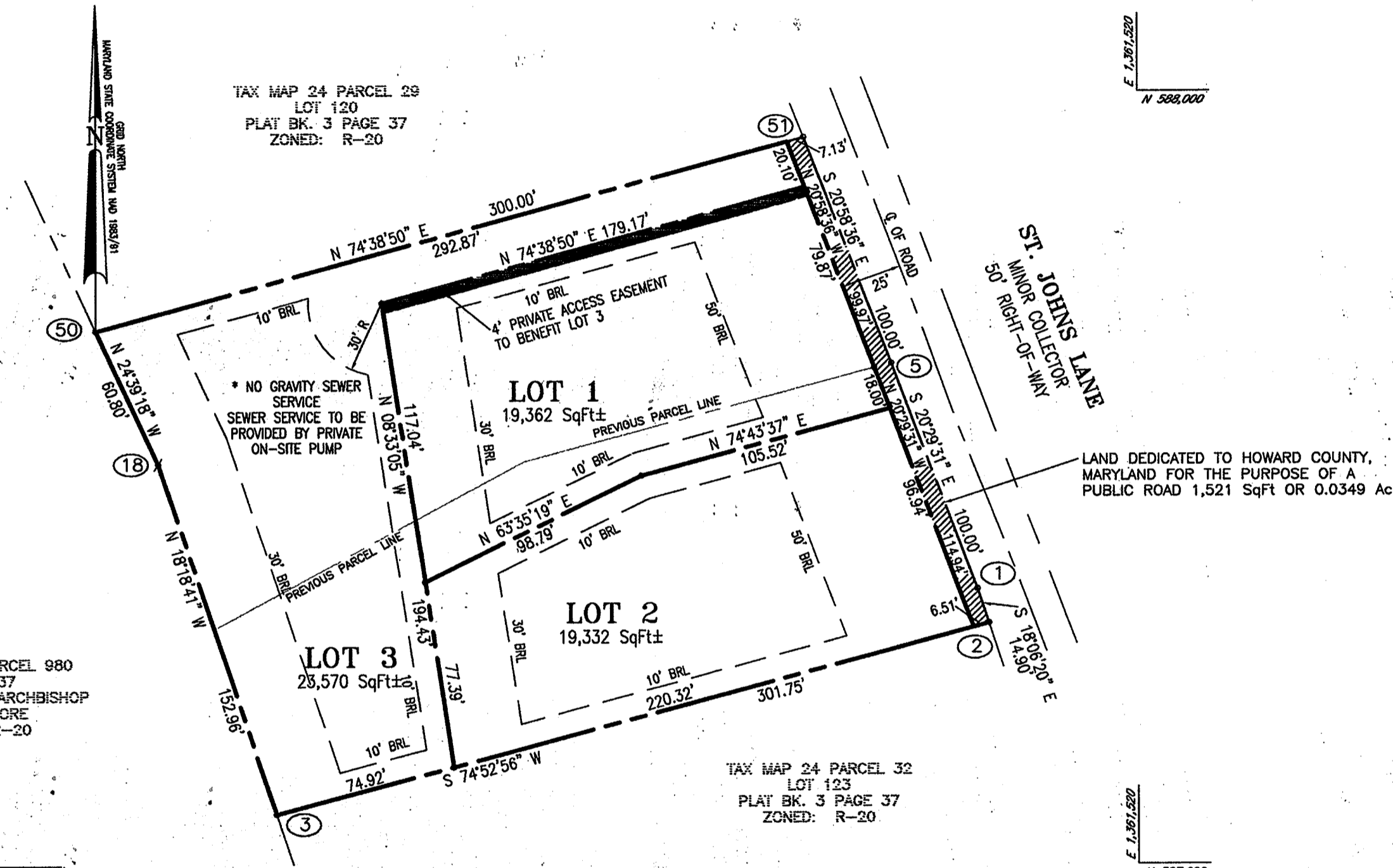
* LAND DEDICATED TO STREET WIDENING, 648 SqFt. AND 684 SqFt. FOR LOTS 1 AND 2 RESPECTIVELY, IS BEING COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT, AS ALLOWED BY SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION REGULATIONS, 5TH EDITION.

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTIES ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17HA AND 17IA.
17HA N: 590,619.830 E: 1,360,433.448 EL: 438.372
17IA N: 588,803.622 E: 1,361,007.459 EL: 421.600'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JUNE 2001 AND JANUARY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ◻ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - (P-1) STANDARD PAVING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
D) STRUCTURES (BRIDGES/CULVERTS) - 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;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES (cont.)

- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE LOT 3 PIPESTEM AND ST. JOHNS LANE RIGHT-OF-WAY.
- LANDSCAPING FOR LOT 3 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. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 3 TO BE DEFERRED UNTIL SITE DEVELOPMENT PLAN SUBMISSION FOR THAT LOT.
- LOTS 1 AND 2 ARE EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE EACH LOT CONTAINS AN EXISTING DWELLING.
- SINCE THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE. THE THREE LOTS IN THIS SUBDIVISION HAVE NO RESUBDIVISION POTENTIAL TO CREATE ADDITIONAL LOTS IN ZONING SECTION 107.6.1.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOT 3 IN ACCORDANCE WITH THE DESIGN MANUAL. CqV (QUALITY CONTROL); EXEMPT THE 0.15 LESS THAN 2cfs Rev AND WqV PROVIDED BY ROOFTOP DRYWELLS AND NON-ROOFTOP DISCONNECTION.
- THE EXISTING DWELLING ON LOTS 1 AND 2 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.
- WATER AND SEWER SERVICE TO LOT 3 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 11-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 32-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER WETLAND INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC. ON OR ABOUT JANUARY 2001 AND BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER 2002.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING AND SURETY IS DEFERRED UNTIL SDP SUBMISSION.
- WAIVER OF DESIGN MANUAL, VOLUME III, SECTION 2.5.2H, WHICH REQUIRES SIGHT DISTANCE AT AN ENTRANCE TO A PUBLIC ROAD TO BE IN ACCORDANCE WITH FIGURE 2.17 OF THE REFERENCED SECTION OF THE DESIGN MANUAL VOLUME III APPROVED JUNE 2, 2003.
- WAIVER OF GRAVITY SEWER SERVICE TO LOT 3 APPROVED MAY 27, 2003 PER THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING FOR HOWARD COUNTY MARYLAND.



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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 9/04/03
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR #10857
Christopher L. Brown 9/04/03
CHRISTOPHER L. BROWN
DATE

FREDERICK WARD ASSOCIATES, INC.
Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4294 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.4294 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0349 AC
TOTAL AREA TO BE RECORDED:	1.4643 AC

OWNERS/DEVELOPERS
CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELLICOTT CITY, MD. 21042

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

Penny Borenstein M.D. 9/29/03
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Dammas 9/16/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

David M. Leight 10/5/03
DIRECTOR
DATE

OWNER'S CERTIFICATE

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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, 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 4th DAY OF SEPTEMBER, 2003.

Christopher L. Brown
CHRISTOPHER L. BROWN
Michael D. Mark
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY MARY VAN ORDER TO CHRISTOPHER L. BROWN BY DEED DATED AUGUST 6, 2001 AND RECORDED IN LIBER 5652 AT FOLIO 489 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND OF THE LAND CONVEYED BY CHRISTOPHER L. BROWN TO CHRISTOPHER L. BROWN BY DEED DATED NOVEMBER 26, 2001 AND RECORDED IN LIBER 5885 AT FOLIO 332 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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.

James R. Meeks 9/04/03
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR # 10857
DATE

RECORDED AS PLAT NO. 16233 ON 10-7-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ST. JOHNS VALLEY
LOTS 1, 2 AND 3
ZONED R-20
TAX MAP NO:24 BLK:5 PARCEL NOS:30 & 31
LOTS 121 AND 122
"PLAN OF A DEVELOPMENT BY RAMSBURG BROTHERS"
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER 2, 2003
GRAPHIC SCALE
0 50 75 100 150
SCALE: 1"=50'
SHEET 1 OF 1
F-03-108