

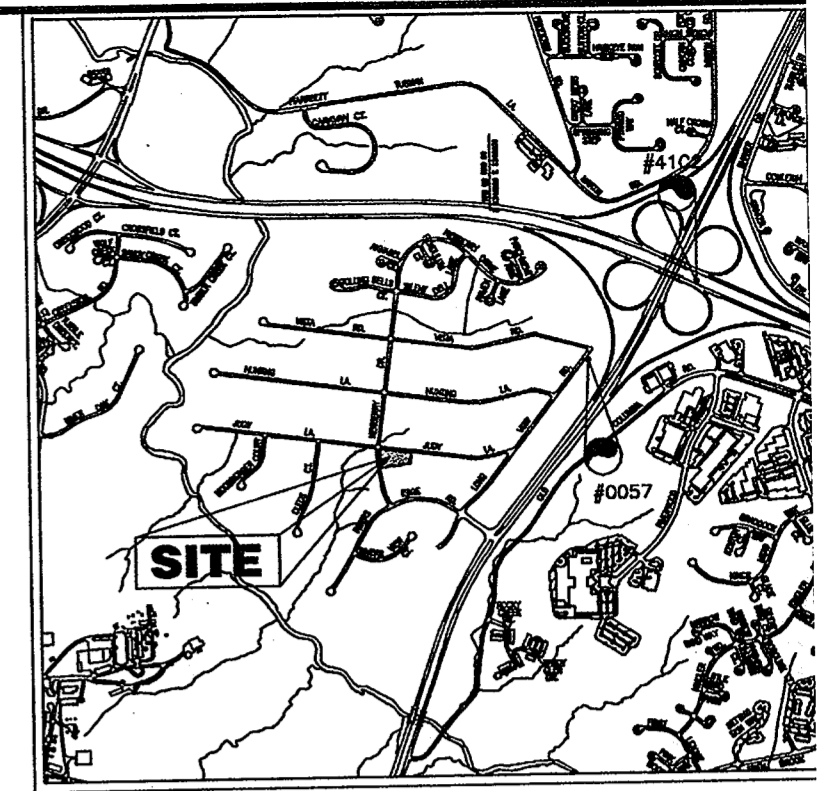
COORDINATE TABLE		
POINT	NORTH	EAST
116	549826.590	1345139.384
117	549848.086	1344962.650
118	549863.174	1344836.147
119	549839.774	1344808.030
120	549672.515	1344819.467
140	549709.619	1345123.833
141	549666.233	1344820.692

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	676.02'	14°14'45"	168.08'	84.48'	167.65'	N03°54'49"W
C2	25.00'	94°02'29"	41.03'	26.83'	36.58'	N50°13'54"E
C3	8096.90'	00°54'05"	127.40'	63.70'	127.40'	N83°11'54"E
C4	9276.76'	01°05'59"	178.04'	89.02'	178.04'	S83°03'55"E

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	27,309 sq ft	2,827 sq ft	24,482 sq ft

**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 PROPERTY 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 STATION NOS. 41C2 AND 0057.  
41C2 N: 551,616.42 E: 1,348,104.24 EL.: 395.151'  
0057 N: 550,835.214 E: 1,347,017.69 EL.: 398.924'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JULY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IRON PIPE FOUND DENOTES IRON PIPE W/CAP SET.
- IRON PIPE FOUND DENOTES IRON PIPE OR IRON BAR FOUND.
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- STONE OR MONUMENT FOUND 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 - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-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.
- 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.
- 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 MUST BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$1050.00.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE PAYMENT OF A FEE-IN-LIEU OF PROVIDING THE REQUIRED 7,840 SQUARE FEET OF AFFORESTATION IN THE AMOUNT OF \$3,920.40 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES (cont'd.)**

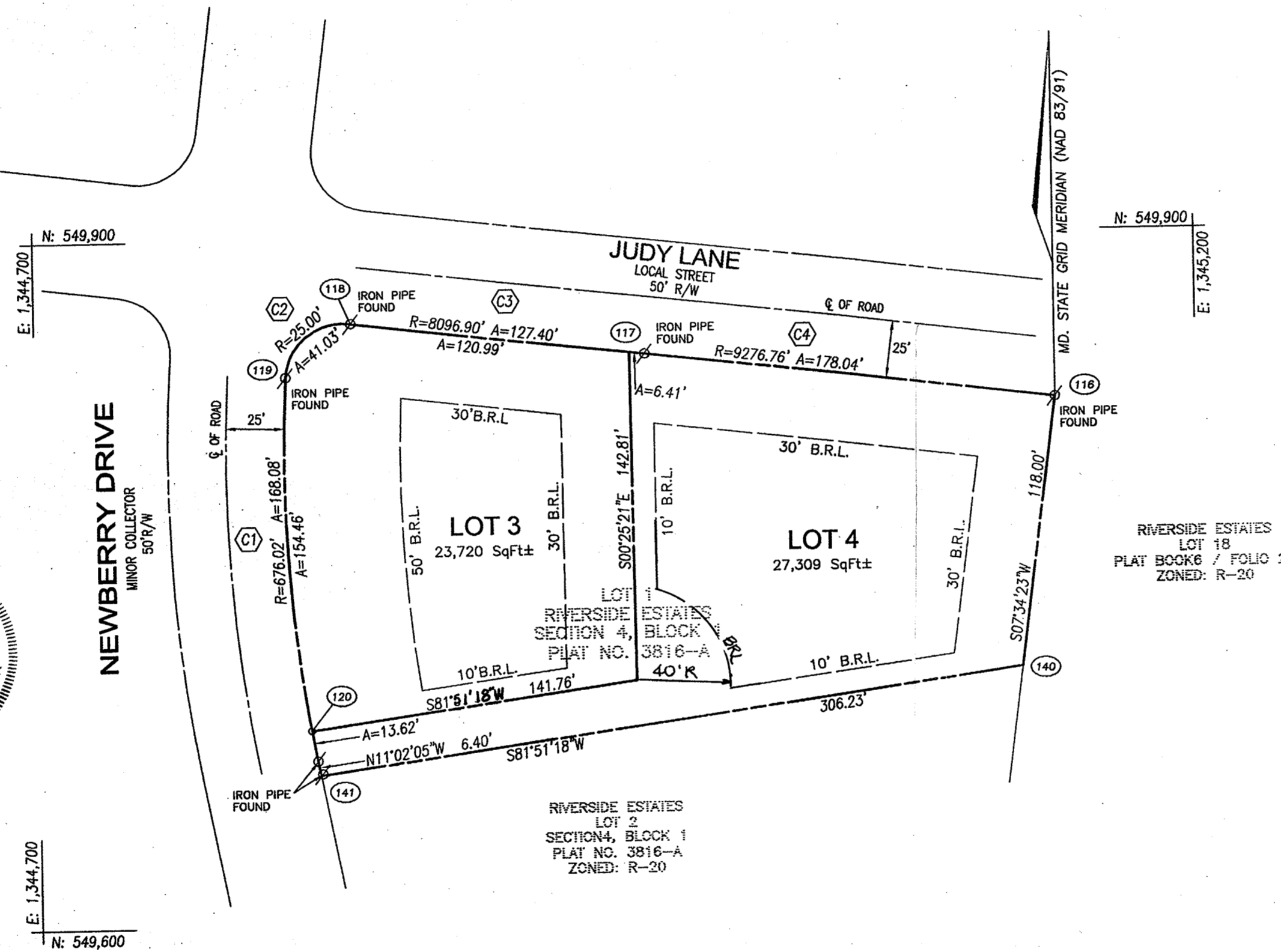
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND II, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET. SHOULD THE LIMIT OF DISTURBANCE EXCEED 5,000 SQUARE FEET, STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH THE CURRENT REGULATION.
- THE EXISTING DWELLING ON LOT 4 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 16.122B 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 AND SEWER HAS BEEN PROVIDED UNDER CONTRACT 34-1849-D.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JAN. 24, 2003.
- 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.
- REF: WP-03-019 APPROVED JAN. 3, 2003 TO WAIVE SECTION 16.120.(c).(2) WHICH REQUIRES SINGLE FAMILY DETACHED (SFD) LOT FRONTAGE SHALL COINCIDE WITH ITS ACCESS ONTO AN APPROVED STREET WITHIN A PUBLIC RIGHT-OF-WAY, WITH THE CONDITION THAT THE PROPOSED LOT DESIGN CANNOT CREATE A SETBACK VIOLATION FOR THE EXISTING HOUSE OR THE ACCESSORY STRUCTURES.
- REF: WP-03-102 APPROVED APRIL 11, 2003 TO WAIVE SECTIONS 16.134.(b).(2) AND 16.136 --SIDEWALK AND STREET TREE INSTALLATION REQUIREMENTS, SUBJECT TO THE FOLLOWING CONDITION: PAYMENT OF A FEE-IN-LIEU OF STREET TREE INSTALLATION IN THE AMOUNT OF \$3,900.00.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- A SITE DEVELOPMENT PLAN FOR LOT 3 WILL BE REQUIRED PER SECTION 16.155(a)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

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* 5/20/03 DATE  
JAMES ROBERT MEEKS  
PROFESSIONAL LAND SURVEYOR #10857

*William Cleveland Harris* 5/14/03 DATE  
WILLIAM CLEVELAND HARRIS

*Ann B. Harris* 5/14/03 DATE  
ANN B. HARRIS



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.1715 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.1715 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.1715 AC

**FREDERICK WARD ASSOCIATES, INC.**

Engineers - Architects - Surveyors  
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046  
Tel 410.720.6900 Fax 410.720.6226

**OWNERS / DEVELOPERS**

WILLIAM CLEVELAND HARRIS AND ANN B. HARRIS  
10713 JUDY LANE  
COLUMBIA, MD 21044-4229

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, RIVERSIDE ESTATES SECTION 4, BLOCK 1 INTO TWO LOTS (LOTS 3 AND 4) THUS CREATING AN ADDITIONAL BUILDABLE LOT.

**OWNER'S CERTIFICATE**

WE, WILLIAM CLEVELAND HARRIS AND ANN B. HARRIS, OWNERS OF THE PROPERTY SHOWN DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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  
2) THE RIGHT IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 3) 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 20th DAY OF MAY, 2003.

*William Cleveland Harris*  
WILLIAM CLEVELAND HARRIS

*Ann B. Harris*  
ANN B. HARRIS

*Wayne E. Spofford*  
WITNESS

*Wayne E. Spofford*  
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 HAROLD G. TITTLER TO WILLIAM CLEVELAND HARRIS AND ANN B. HARRIS BY DEED DATED OCT. 6, 1983 AND RECORDED IN LIBER 1200 AT FOLIO 352 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.

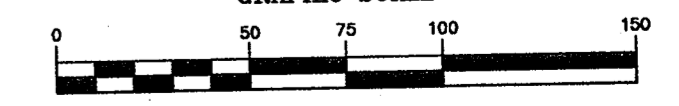
*James R. Meeks* 5/20/03  
JAMES ROBERT MEEKS  
PROFESSIONAL LAND SURVEYOR #10857

RECORDED AS PLAT NO. 15994 ON 6/19/03  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIVERSIDE ESTATES**

SECTION 4, BLOCK 1  
LOTS 3 AND 4  
A RESUBDIVISION OF LOT 1  
ZONED R-20

TAX MAP NO:41 BLK:11 PARCEL NO:420  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: MAY 14, 2003  
GRAPHIC SCALE



SCALE: 1"=50'  
SHEET 1 OF 1  
F-03-129

F-03-129