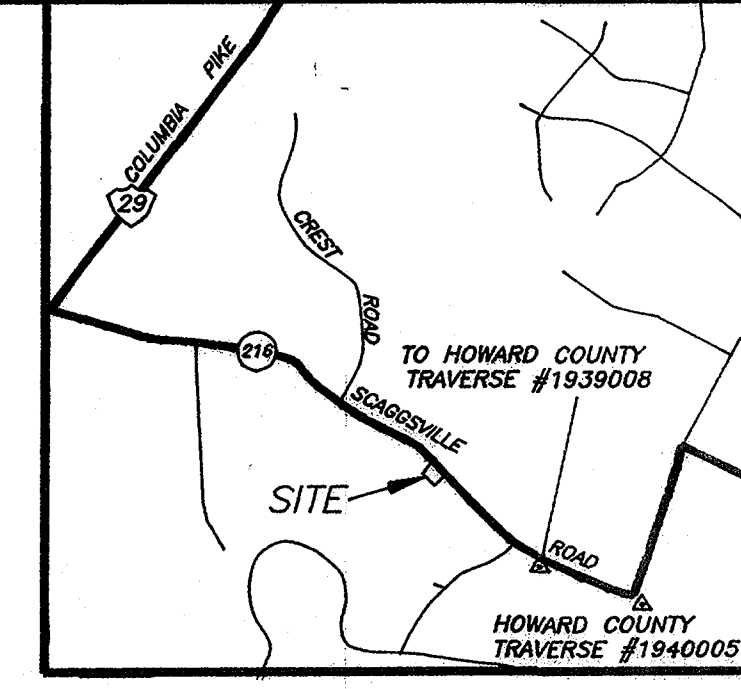
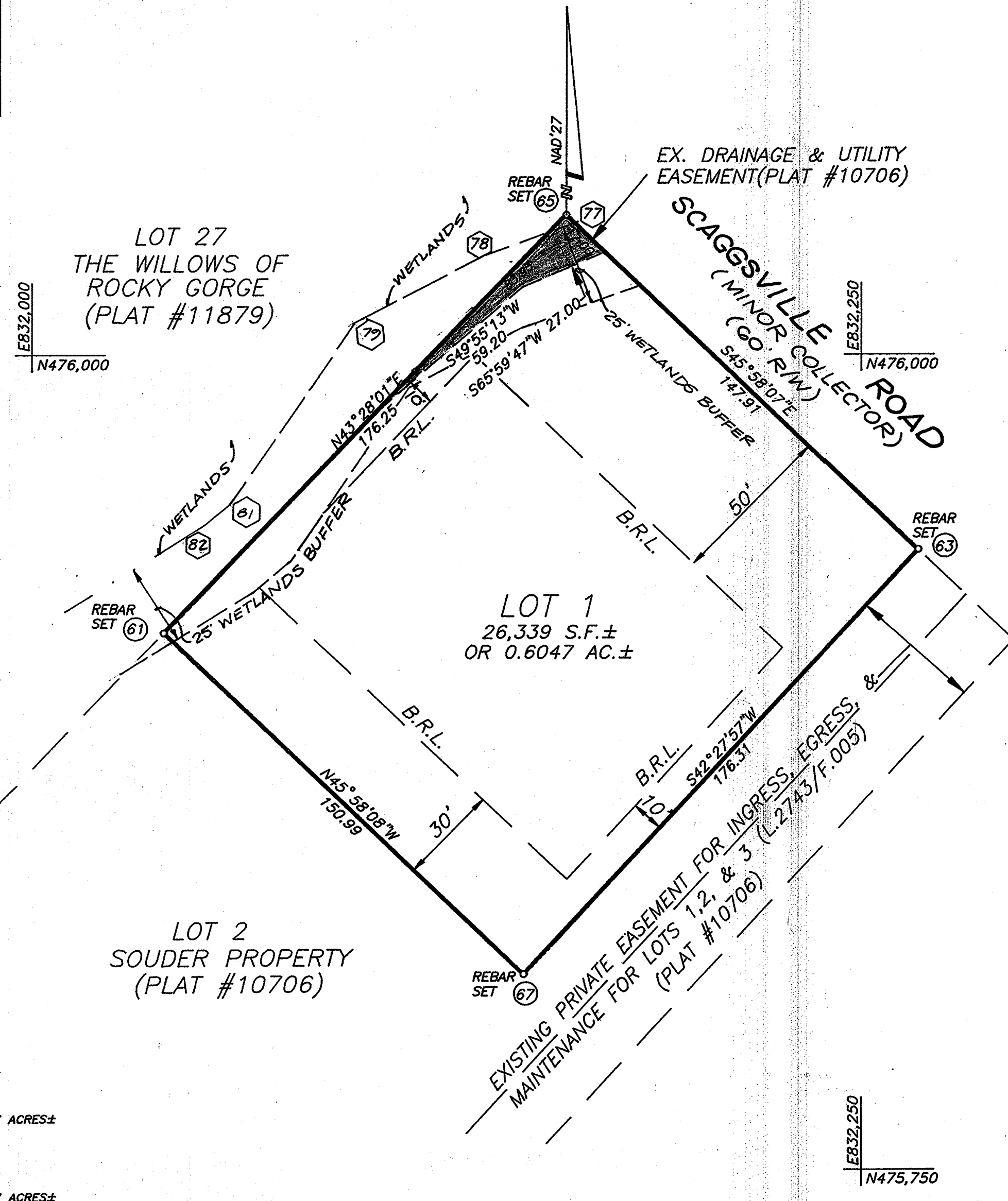


COORDINATES			WETLANDS COORDINATES		
NO.	NORTHING (F)	EASTING (F)	NO.	NORTHING (F)	EASTING (F)
65	476042.9820	832160.9870	77	476040.951	832164.590
61	475915.0640	832039.7370	78	476030.680	832136.733
63	475940.1775	832267.3278	81	475954.778	832060.073
67	475810.1186	832148.2934	82	475947.787	832051.705
			79	476009.767	832096.676



VICINITY MAP
SCALE: 1"=2000'



NOTES:

- COORDINATES BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 1940004, 1940005, & 1939008.
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.
G. Scott Shanaberger 3/21/03
DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ⊙ DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE ON JUNE 24, 1992.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- WATER CONTRACT 354-W
SEWER CONTRACT 529-S
- THERE ARE EXISTING STRUCTURES ON LOT 1 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.

- DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR A PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED IN LIBER 2743 FOLIO 005.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS & FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B 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.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
Thomas J. Ebaugh 3/21/03
OWNER DATE
- PAYMENT OF A FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED ON OCTOBER 15, 1992, WITH F-93-13.
- WP-03-37 WAS APPROVED ON DECEMBER 3, 2002 REQUESTING A WAIVER TO SECTION 16.144(a)(1) ALLOWING GRADING WITHIN A STREAM BUFFER.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	26,339 S.F. OR 0.6047 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	26,339 S.F. OR 0.6047 ACRES±

PURPOSE: THE PURPOSE OF THIS PLAT IS TO REMOVE THE 75' STREAM BUFFER BASED ON THE CURRENT STREAM CLASSIFICATION & TO CORRECTLY SHOW THE WETLANDS & BUFFERS AS PREVIOUSLY MARKED UNDER F-93-13.

OWNERS:
THOMAS J. EBAUGH
10787 SCAGGSVILLE ROAD
LAUREL, MD 20723-1223
(443)226-8812

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Sean Brantley 4-18-03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad R. Leggett 4/14/03
CHIEF, DEVELOPMENT ENGINEERING & DIVISION DATE

Mark R. Leggett 4/28/03
DIRECTOR DATE

OWNERS CERTIFICATE

I, THOMAS J. EBAUGH, 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND IT'S SUCCESSORS AND ASSIGNS,

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDERATION, 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 21 DAY OF MARCH, 2003.

Thomas J. Ebaugh 3/21/03
THOMAS J. EBAUGH (OWNER) DATE

G. Scott Shanaberger 3/21/03
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY SOUDER BUILDERS INC. TO THOMAS J. EBAUGH BY DATED JULY 6, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2635 FOLIO 182 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.

G. Scott Shanaberger 3/21/03
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849
DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

REVISION PLAT
LOT 1
SOUDER PROPERTY

6TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 46 BLOCK 11
PARCEL P/O 99
ZONED: R-20
SCALE: 1"=30'
JANUARY 10, 2003
PREVIOUS DPZ FILES: F-93-13, WP-03-37
SHEET 1 OF 1