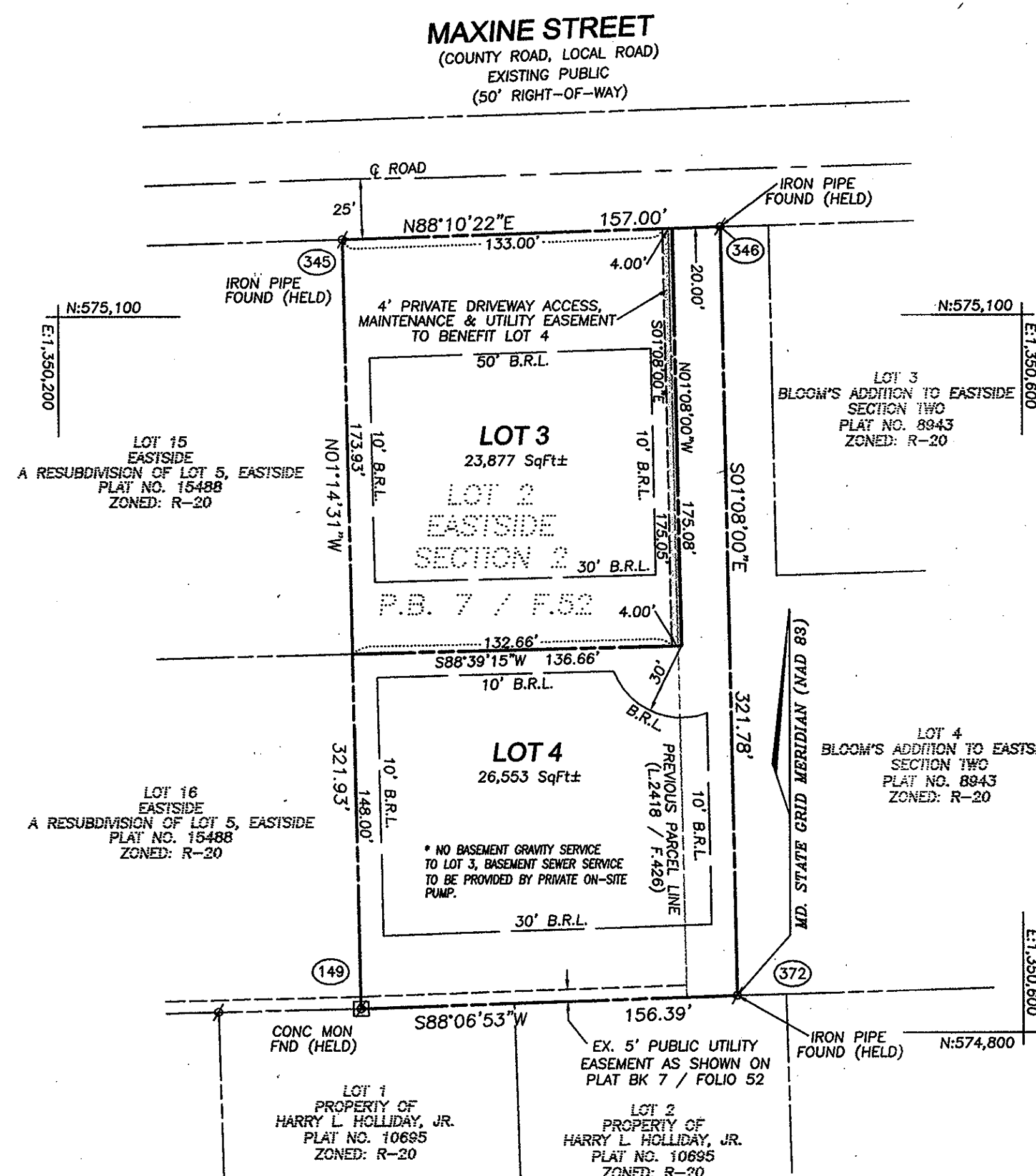
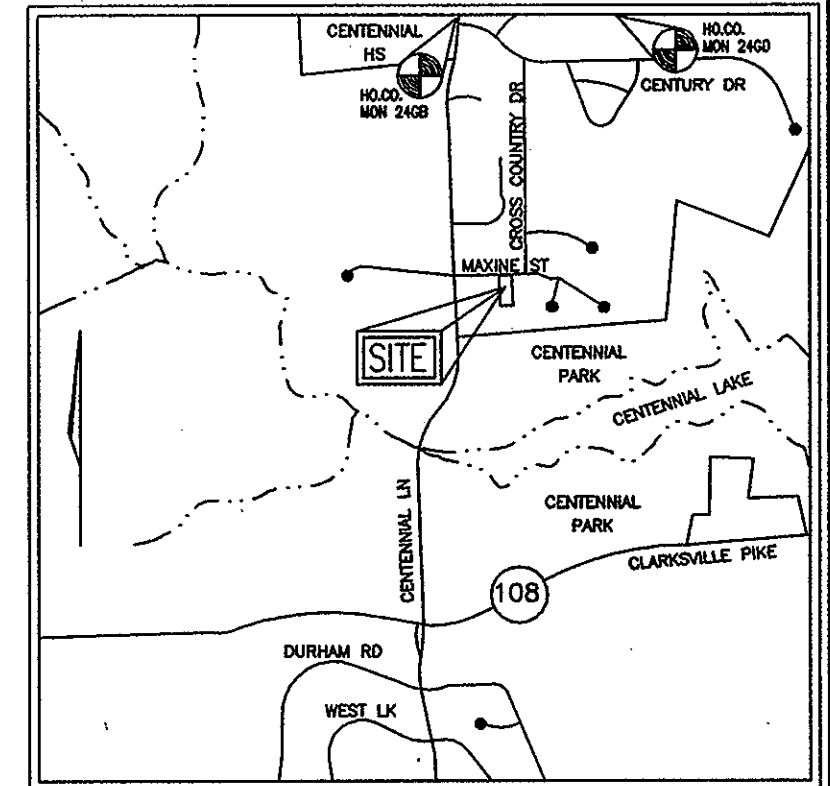


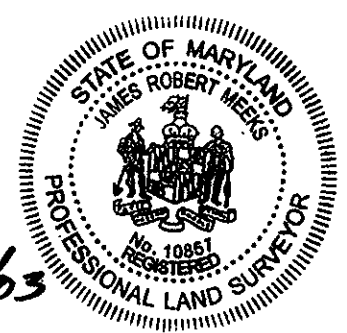
COORDINATE TABLE		
POINT	NORTH	EAST
149	N 574810.557	E 1350324.843
345	N 575132.415	E 1350317.866
346	N 575137.420	E 1350474.784
372	N 574815.703	E 1350481.149

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	26,553	3,504	23,049



- ### 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 STATIONS NO. 246B AND 246D.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL 2003.
  - 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:
    - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
    - SURFACE - (P-1) STANDARD PAVING
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
    - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - 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 4 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 4 MUST BE POSTED AS PART OF THE GRADING PERMIT FOR THAT LOT IN THE AMOUNT OF \$2,700.00.
  - LOT 3 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
  - THE FOREST CONSERVATION OBLIGATION FOR THIS RESUBDIVISION HAS BEEN ADDRESSED BY PAYMENT OF \$3,702.60 FOR 0.17 ACRE OF AFFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND.
  - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOT 4 IN ACCORDANCE WITH THE DESIGN MANUALS, CoV (QUALITY CONTROL); EXEMPT, THE Q IS LESS THAN 2cfs Rev AND WqV PROVIDED BY GRASS SWALE ON LOT 4.
  - THE EXISTING DWELLING ON LOT 3 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 4 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 194W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-1325-S.
  - 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 MAY 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.
  - THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION OF THE HOWARD COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS.
  - THE MAINTENANCE AGREEMENT FOR THE 4' PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 4 SHALL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
  - REF AA CASE NO 03-29, APPROVED 1/27/04 TO ALLOW DETACHED GARAGE TO REMAIN. REDUCE SIDE SETBACK FROM 10' TO 9.66' AND REDUCE FRONT SETBACK FROM 50' TO 47.53'.

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* 10/15/03  
 JAMES ROBERT MEEKS DATE  
 PROFESSIONAL LAND SURVEYOR # 10851

*Michael Pfauf* 10/15/03  
 MICHAEL PFAUF DATE  
 TRINITY QUALITY HOMES, INC.  
 MICHAEL PFAUF, PRESIDENT

### 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:	1.1577 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.1577 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.1577 AC

**FREDERICK WARD ASSOCIATES, INC.**  
 Engineers - Architects - Surveyors  
 7125 Riverwood Drive, Suite 11 • Columbia, Maryland 21046  
 Tel 410.720.6900 Fax 410.720.6226

**OWNER**  
 TRINITY QUALITY HOMES, INC.  
 3675 PARK AVENUE  
 ELLICOTT CITY, MD. 21043

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*Penny Corcoran* 2-13-04  
 HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfauf* 2/11/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark D. Coyle* 2/20/04  
 DIRECTOR DATE

### OWNER'S CERTIFICATE

TRINITY QUALITY HOMES, INC., A MARYLAND CORPORATION, OWNER OF THE PROPERTY 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:

- 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,
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE,
- 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 15th DAY OF OCTOBER, 2003.

*Michael Pfauf*  
 TRINITY QUALITY HOMES, INC.  
 MICHAEL PFAUF, PRESIDENT

*Jonathan Keane*  
 WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY ROSALIE CAUBLE, FKA ROSALIE HUTCHINSON TO TRINITY QUALITY HOMES, INC., A MARYLAND CORPORATION BY DEED DATED SEPTEMBER 25, 2003 AND RECORDED IN LIBER 7689 AT FOLIO 120 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* 10/15/03  
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10851 DATE

RECORDED AS PLAT NO. 10551 ON 2/27/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### EASTSIDE, SECTION 2

LOTS 3 AND 4  
 A RESUBDIVISION OF LOT 2,  
 EASTSIDE, SECTION 2  
 ZONED R-20  
 TAX MAP NO:30 BLK:1 PARCEL NO:175  
 2nd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: OCTOBER 14, 2003

GRAPHIC SCALE  
 0 50 75 100 150

SCALE: 1"=50'  
 SHEET 1 OF 1  
 F 03-180

ACDFLEMA\PROJECTS\2034033\SURV\RPd\1003.DWG