

COORDINATE TABLE

#	NORTHING	EASTING
100	526239.729	1358047.179
101	526402.531	1358004.720
102	526393.871	1358167.274
103	526227.309	1358146.431

GENERAL NOTES

- 9) FUTURE DEVELOPMENT OF LOTS 1 TO 3 BLOCK G WILL REQUIRE AMENDMENT OF THIS PLAT TO ADD THE APPLICABLE LOTS TO THE UIC ACCESS EASEMENT. HOWEVER, UPON ADDITION OF A FIFTH USER OF THE UIC ACCESS EASEMENT, CONSTRUCTION OF A PRIVATE ACCESS PLACE MAY BE REQUIRED.
- 10) THE DECISION RENDERED IN BA CASE NO. 91-32V GRANTED A SETBACK VARIANCE FROM 20' TO 6' FROM DECATUR AVENUE FOR THE EXISTING GARAGE STRUCTURE. THE DECISION RENDERED IN BA CASE NO. 02-42V GRANTED A SETBACK VARIANCE FROM 20' TO 5' FROM DECATUR AVENUE FOR THE EXISTING GARAGE WITH APARTMENT.
- 11) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 - FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS / BRIDGES) - 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 ENSURE ALL WEATHER USE.
- 12) A USE-IN-COMMON ACCESS EASEMENT MAINTENANCE AGREEMENT FOR LOTS 4A AND 5A SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT. THIS AGREEMENT COVERS BOTH THE 44' PRIVATE EASEMENT AND THE 25' PUBLIC EASEMENT SHOWN HEREON.
- 13) THIS PLAT IS SUBJECT TO WAIVER PETITION, WP 03-98. THE FIRST WAIVER REQUEST SECTION 16.131(d)(i)(b) TO ALLOW A JOINT USE WATER CONNECTION WITH SHARED MAINTENANCE AGREEMENT WAS DENIED APRIL 10, 2003. THE SECOND WAIVER REQUEST SECTION 16.115 AND SECTION 16.116 TO ALLOW THE ENVIRONMENTAL MATTERS AFFECTING THESE LOTS TO NOT BE DELINEATED WAS DENIED APRIL 10, 2003.
- 14) A SITE OBSERVATION WAS CONDUCTED BY THE RBA GROUP, INC. ON APRIL 30, 2003 AND THERE ARE NO STREAMS, FLOODPLAINS, WETLANDS AND ASSOCIATED BUFFERS OR OTHER ENVIRONMENTAL CONSTRAINTS EXISTING ON THE LOTS SHOWN HEREON.
- 15) CAPITAL PROJECT NO. W-8237 HAS NO IMPACT ON THIS PROPOSED SUBDIVISION.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND OR PARCELS	2
TOTAL AREA OF LOTS AND / OR PARCELS TO BE RECORDED	0.492 AC. +/-
TOTAL AREA OF ROADWAY DEDICATED TO M.S.H.A.	0.000 AC. +/-
TOTAL AREA OF ROADWAY DEDICATED TO HOWARD COUNTY	0.000 AC. +/-
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.492 AC. +/-
TOTAL AREA OF PUBLIC DRAIN. & UTILITY EASEMENT TO BE RECORDED	0.01 AC. +/-
TOTAL AREA OF PUBLIC IN., EG. DR. & UT. EASEMENT TO BE RECORDED	0.06 AC. +/-

OWNER'S CERTIFICATE

I RICHARD A. COOK, JR. AND CAROLYN D. COOK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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, AND 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; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND / OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLES 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 IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS THIS 17 DAY OF May 2003

Richard A. Cook, Jr.
 RICHARD A. COOK, JR.
Carolyn D. Cook
 CAROLYN D. COOK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HERE ON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY A DEED DATED MARCH 15, 1895 FROM RICHARD A. COOK, JR. ET UX TO RICHARD A. COOK, JR., ET UX AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3451, FOLIO 51. THE REQUIREMENTS OF SECTION 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 SETTING OF THESE MARKERS HAVE BEEN COMPLIED WITH.

J.P. O'Connor Prof. L.S.
 JAMES P. O'CONNOR PROFLS.
 MD REG. NO. 20006
 DATE: 12 May 03

PURPOSE STATEMENT

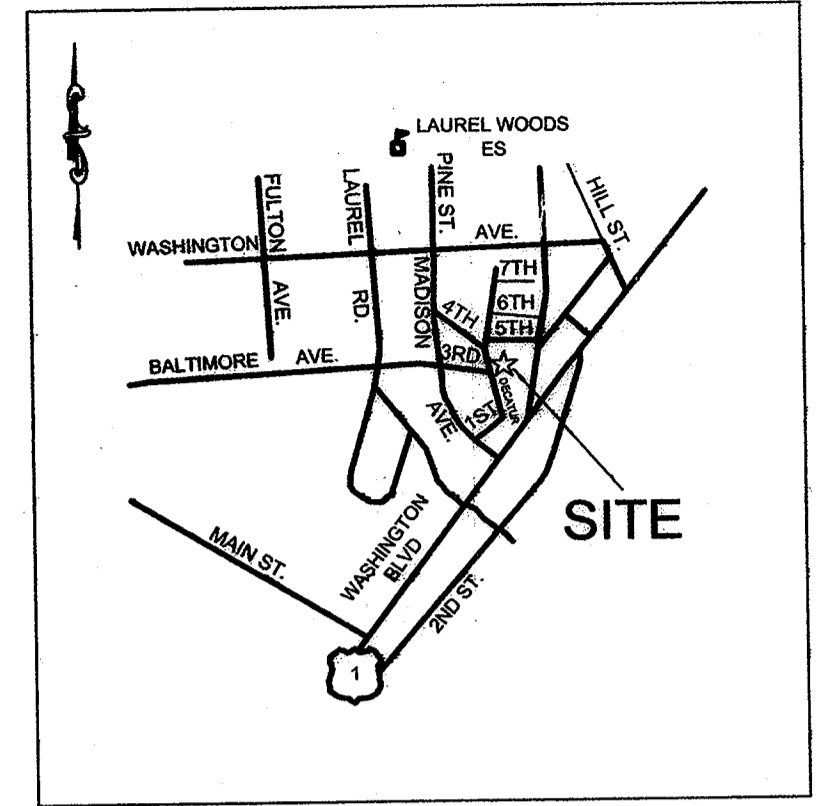
THIS PLAT SUPERCEDES A PLAT ENTITLED "BRUNK'S ADDITION TO NORTH LAUREL PARK" AND RECORDED IN PLATBOOK 1, PAGE 98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN SO MUCH AS A LOT LINE ADJUSTMENT HAS BEEN MADE BETWEEN LOT 4 AND LOT 5 AND THE BUILDING RESTRICTION LINES HAVE BEEN MODIFIED ACCORDINGLY.

RECORDED AS PLAT NUMBER 6021 ON 6-25-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 4A AND 5A, BLOCK G
 BRUNK'S ADDITION TO NORTH LAUREL PARK
 A RESUBDIVISION OF LOTS 4 AND 5, BLOCK G
 PG 1 / PAGE 98

HOWARD CO., MARYLAND
 ELECTION DISTRICT # 6
 TAX MAP 50 PARCEL 414
 MAY 12, 2003
 EXISTING ZONING RSC
 SHEET 1 OF 1

SCALE 1" = 30' DATE: 05/12/03 DRAWN BY: ERW CHECKED BY: JCC



VICINITY MAP

1" = 2000'

GENERAL NOTES

- 1) THIS PLAT IS BASED UPON FIELD RUN BOUNDARY SURVEY PERFORMED BY THE RBA GROUP IN FEBRUARY 2003.
- 2) COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1991), AS DETERMINED FROM THE FOLLOWING NGS SURVEY MONUMENTS AS PUBLISHED AS FOLLOWS:
 M120 JV0654 N 524,102.71 E 1,357,191.11
 GODE JV5875 N 495,686.59 E 1,361,894.79
- 3) PROPERTY ZONED RSC PER THE COMPERHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- 4) AREAS SHOWN HEREON INDICATED +/- ARE MORE OR LESS
- 5) THERE ARE EXISTING STRUCTURES LOCATED ON LOTS 4A AND 5A TO REMAIN. ANY NEW CONSTRUCTION OF FUTURE ADDITIONS SHALL MEET THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.
- 6) THE SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (B) (1) (VIII) BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- 7) THIS PLAT CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- 8) IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE PLAN. THIS PLAN IS EXEMPT FROM PERIMETER LANDSCAPING REQUIREMENTS BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

OWNER / DEVELOPER

MR. AND MRS. RICHARD COOK, JR.
 10540 GORMAN ROAD
 LAUREL, MARYLAND 20723



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

Janey Doran 6-18-03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Leyle 6/20/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR



F03-199