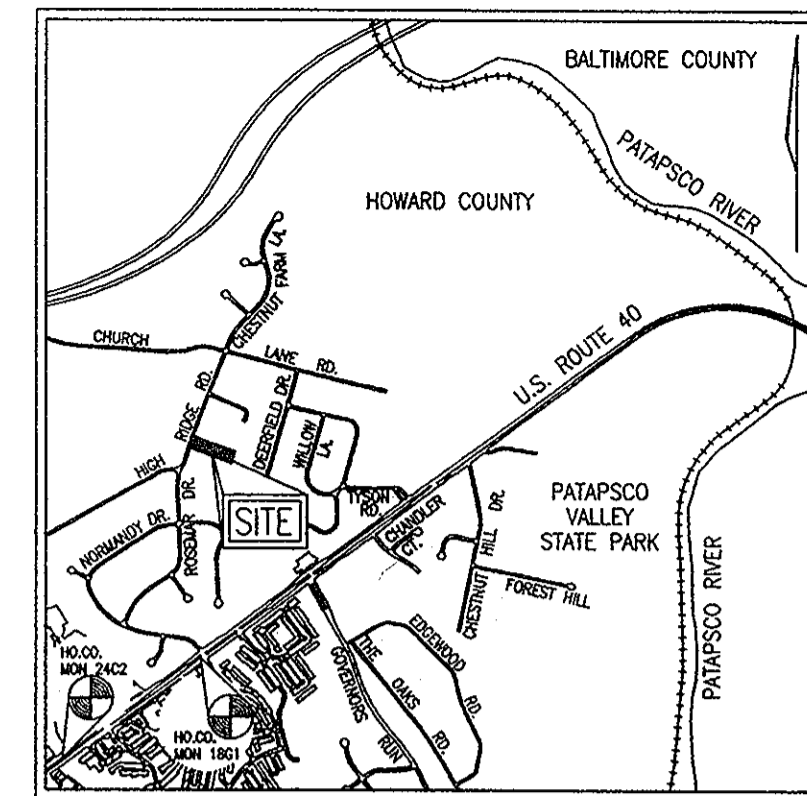


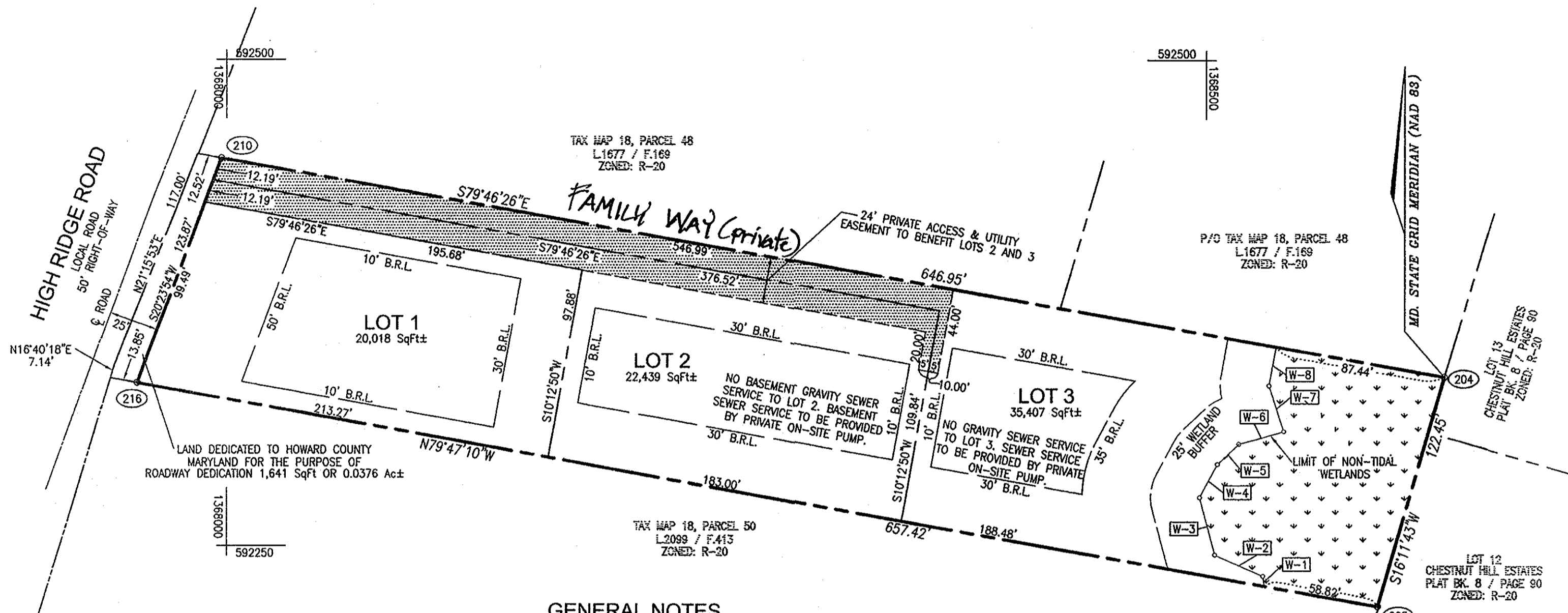
COORDINATE TABLE		
POINT	NORTH	EAST
204	N 592337.024	E 1368621.706
205	N 592219.433	E 1368587.553
210	N 592449.658	E 1367997.352
216	N 592333.555	E 1367954.178

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM	MINIMUM LOT SIZE
2	22,439	2,335	20,104
3	35,407	4,505	30,902

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W-1	N08°49'35"W	5.19'
W-2	N66°04'43"W	26.85'
W-3	N14°46'50"W	30.56'
W-4	N28°24'29"E	19.17'
W-5	N46°34'00"E	15.08'
W-6	N74°19'25"E	23.86'
W-7	N17°47'22"W	24.65'
W-8	N10°13'34"E	20.30'



VICINITY MAP
SCALE: 1"=2000'



- GENERAL NOTES (CONT)**
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOTS 2 AND 3 IN ACCORDANCE WITH THE DESIGN MANUALS. Cpv (QUALITY CONTROL): EXEMPT, THE Q1 IS LESS THAN 2 CFS. Rev AND WQv REQUIREMENTS FOR LOT 2 SATISFIED BY ROOFTOP & NON-ROOFTOP DISCONNECTION. Rev AND WQv REQUIREMENTS FOR LOT 3 SATISFIED BY SHEETFLOW TO BUFFER.
 - THE EXISTING DWELLING ON LOT 1 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 LOTS 2 AND 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 70-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 21-S.
 - THE AREAS SHOWN HEREON ARE MORE OR LESS.
 - THE WETLANDS SHOWN HEREON BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL 2003.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, THEIR BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS.
 - NO 100 YEAR FLOODPLAINS EXIST ON SITE.
 - OPEN SPACE REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN MET BY FEE IN LIEU IN THE AMOUNT OF \$3000.00, SINCE THIS IS A R-20 INFILL DEVELOPMENT AND EACH LOT IS BEYOND 20000' SQ. FT.
 - DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN.
- 25. Plan is subject to the Amended Fifth Edition Subdivision Regulations, effective 10.2.03.*

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.

Mark C. Martin 12/11/06
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

David K. Eberhart 12/12/06
DAVID K. EBERHART DATE

Mary F. Eberhart 12/12/06
MARY F. EBERHART DATE

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 718.06 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 1861 AND 2422.
- 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:
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.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 2, 3, TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- 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.

GENERAL NOTES (CONT)

- 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 LOTS 1, 2 MUST BE POSTED AS PART OF THE GRADING PERMIT FOR THOSE LOTS IN THE AMOUNT OF ~~\$6,500.00~~ *\$10,500.00*. LOT 1 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.
- FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY A FEE IN LIEU PAYMENT OF \$19384.20 FOR 0.89 ACRES OF REFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND.

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:	1.7876 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.7876 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0376 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.8252 AC

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNERS
DAVID K. EBERHART
MARY F. EBERHART
8435 HIGH RIDGE ROAD
ELLCOTT CITY, MD. 21043

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

Robert J. Walsh 2/20/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 1/31/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Coyle 2/22/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DAVID K. EBERHART AND MARY F. EBERHART, OWNERS 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:
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 12th DAY OF DECEMBER, 2006.

David K. Eberhart
DAVID K. EBERHART

Mary F. Eberhart
MARY F. EBERHART

Megan Brett
WITNESS

Megan Brett
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 SAMUEL LOUIS BYRD AND MILDRED ELAINE BYRD TO DAVID K. EBERHART AND MARY F. EBERHART BY DEED DATED JULY 22, 1969 AND RECORDED IN LIBER 514 AT FOLIO 589 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, AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 18893 ON 3-1-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EBERHART PROPERTY
LOTS 1, 2, AND 3.

ZONED R-20
TAX MAP NO:18 BLK:13 PARCEL NO:49
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER 11, 2006
GRAPHIC SCALE
SCALE: 1"=50'
SHEET 1 OF 1
F 03-205

F-03-205