

GENERAL NOTES:

- TAX MAP 24, PARCEL 458
- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 421A AND 421B
STATION NO. 0010 N 579167.018 ELEVATION 357.208
E 1360260.20
STATION NO. 241B N 578753.503 ELEVATION 391.245
E 1362302.965
- DENOTES AN IRON PIN OR IRON PIPE FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAIN EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL ON OR ABOUT JUNE 2003.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. ADJOINING PARCEL NO. 990 CONTAINS A STRUCTURE LISTED ON THE HISTORIC SITES INVENTORY OF HOWARD COUNTY. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- GROSS AREA 2.22 ACRES ±
MINIMUM LOT SIZE: 20,042 SQ. FT.
NUMBER OF PROPOSED BUILDABLE LOTS: 2
NUMBER OF PROPOSED OPEN SPACE LOTS: 0
AREA OF REQUIRED OPEN SPACE: 2.22X6% = 0.13 AC ±
AREA OF PROPOSED OPEN SPACE: 0.00 AC ±
NOTE: OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA THE PAYMENT OF A FEE IN LIEU OF THE AMOUNT OF \$1,500.
- 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 (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- EXISTING STRUCTURE ON LOT 2 IS 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.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR LOT 1.

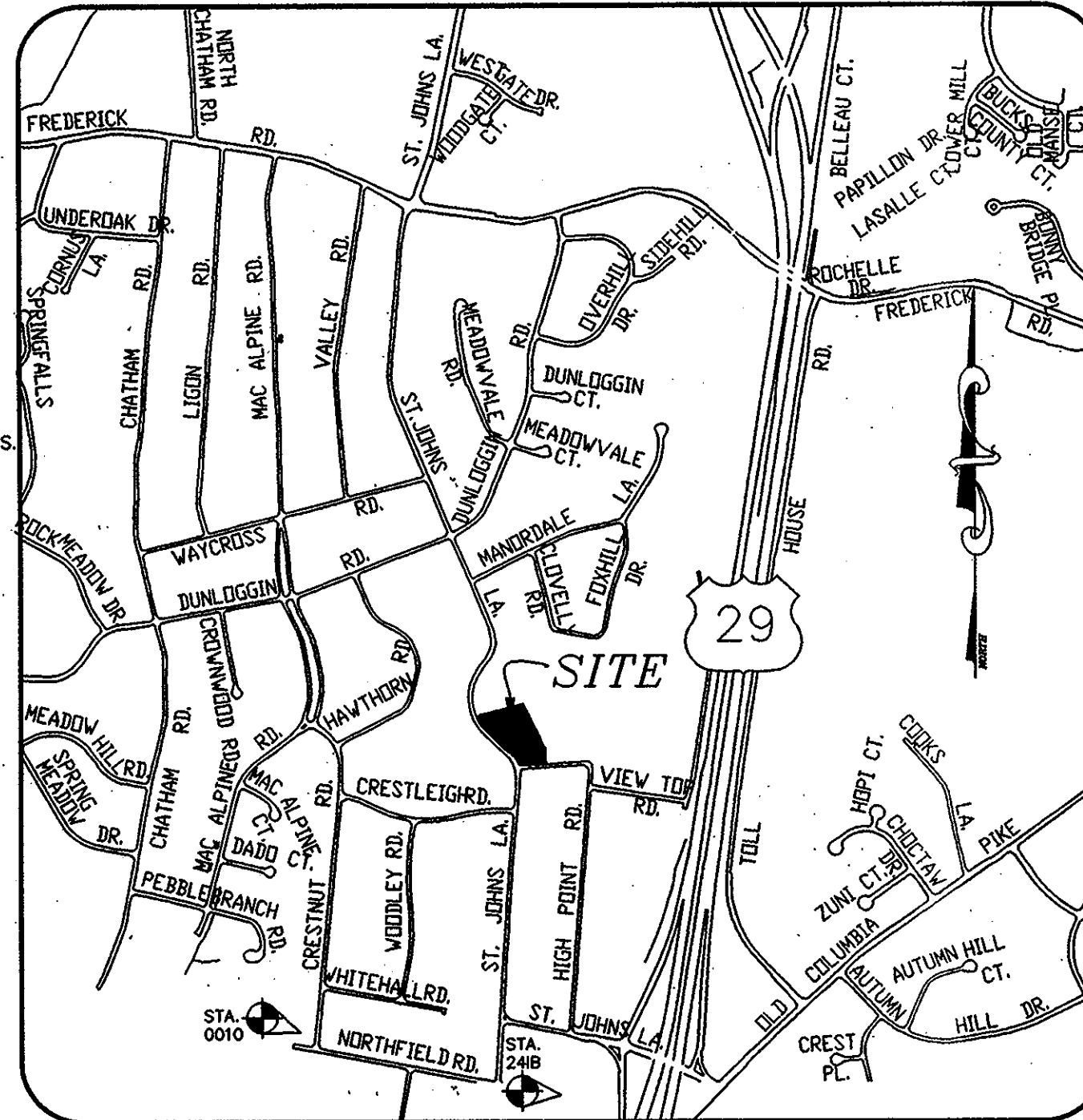
- THIS SUBDIVISION CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS CERTIFIED LANDSCAPE PLAN ON FILE WITH THE FINAL PLAN. POSTING OF SURETY IN THE AMOUNT OF \$1,800.00 FOR 4 SHADE TREES AND 4 EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT AND IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL FOR LOT 1. LOT 2 IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN. A TYPE C BUFFER SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE OF LOT 2 AT THE TIME OF THE FUTURE RESUBDIVISION OF LOT 2, SINCE THIS PROPERTY ABUTS A SITE WHICH CONTAINS A STRUCTURE LISTED ON THE HISTORIC SITES INVENTORY (PARCEL 990).
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- SWM HAS BEEN PROVIDED VIA THE USE OF ROOFTOP DISCONNECTION AND GRASS CHANNEL CREDIT.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE REFORESTATION EASEMENT ON THE LISTON FARM, MAP 2, PARCEL 17 WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN OBLIGATION OF 0.33 ACRES OF REFORESTATION. SURETY IN THE AMOUNT OF \$ 7,187.40 SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT.

COORDINATE TABLE

POINT	NORTHING	EASTING
101	581238.306	1361751.109
102	581245.312	1361781.388
103	581308.917	1362056.281
104	581102.566	1362155.511
105	581106.719	1362189.750
106	580924.640	1362205.267
107	580914.989	1362058.286
108	580964.568	1362041.636
109	580994.434	1362003.324
110	581147.162	1361807.396
111	581230.132	1361753.386
112	581136.208	1361852.510
113	581130.259	1361858.577
114	581052.580	1361942.631
115	581033.459	1361964.014

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	71,013 sq. ft.	5,010 sq. ft.	66,003 sq. ft.



VICINITY MAP

SCALE: 1"=1000'

23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 3. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

24. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT, for Lots 1 and 2.

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 MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 1/21/04
JOHN B. MILDENBERG, SURVEYOR
[Signature] 1/21/04
RONALD B. WILDMAN, OWNER

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	2.09 AC. ±
AREA OF OPEN SPACE LOTS	0.00 AC.
AREA OF BULK PARCELS	0.00 AC.
AREA OF PUBLIC ROADWAY	0.13 AC.
AREA	2.22 AC. ±

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

[Signature] 2-13-04
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/16/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 2/16/04
DIRECTOR
DATE

OWNER'S STATEMENT

RONALD B. WILDMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS 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 AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12th DAY OF JANUARY, 2004

[Signature]
RONALD B. WILDMAN, OWNER
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY PAIGE A. ROTHFELD TO RONALD B. WILDMAN, BY DEED DATED SEPTEMBER 30, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8556 FOLIO 117, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



[Signature] 1/21/04
JOHN B. MILDENBERG, SURV. NO. 1071
DATE

RECORDED AS PLAT 16559 ON 2/27/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SAINT JOHN'S POINT
LOTS 1 & 2**

SHEET 1 OF 2

TAX MAP 24
PARCEL 458
GRID 17
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20
SCALE: 1"=50'
DATE: JUNE 2003.
DPZ FILES:




**MILDENBERG,
BOENDER & ASSOC., INC.**

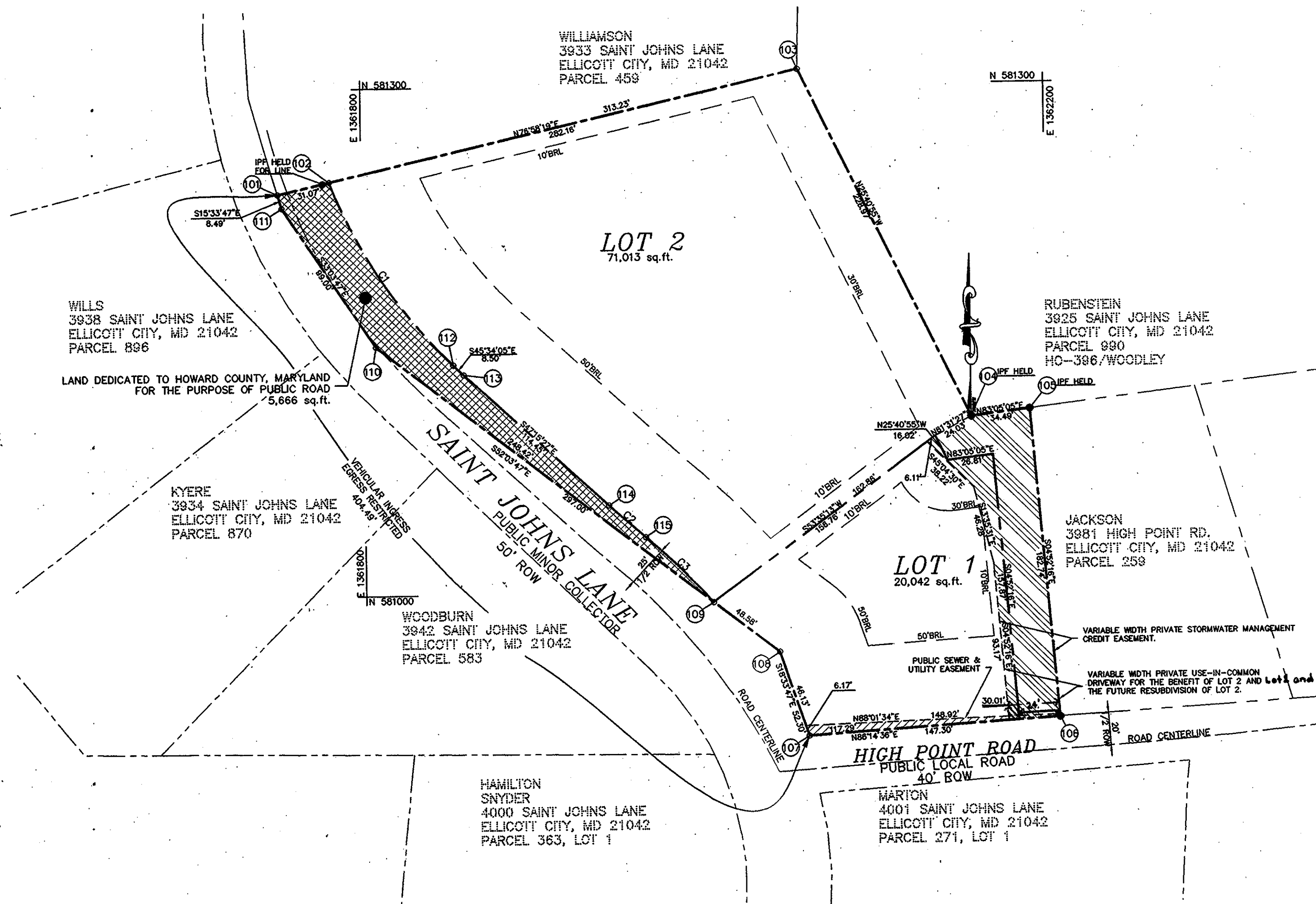
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

CURVE TABLE

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	131.29	300.00	66.71	130.24	S33°05'56"E	25d04'25"
C2	28.69	875.00	14.34	28.68	S48°11'49"E	01d52'42"
C3	55.44	404.26	27.76	55.39	N45°12'27"W	07d51'25"

LEGEND:

-  DENOTES PUBLIC SEWER EASEMENT
-  VARIABLE WIDTH PRIVATE USE-IN-COMMON DRIVEWAY FOR THE BENEFIT OF LOT 2 AND THE FUTURE RESUBDIVISION OF LOT 2 AND VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT.
-  LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD



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 MARKERS HAVE BEEN COMPLETED WITH

John B. Mildenberg 1/12/04
 JOHN B. MILDENBERG, SURVEYOR DATE

Ronald B. Wildman 1/12/04
 RONALD B. WILDMAN, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	2.09 AC. ±
AREA OF OPEN SPACE LOTS	0.00 AC.
AREA OF PUBLIC ROADWAY	0.13 AC.
AREA	2.22 AC. ±

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

Penny Daniels 2-13-04
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Williams 2/4/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Randy D. Wynn 2/10/04
 DIRECTOR DATE

OWNER'S STATEMENT

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WITNESS MY HAND THIS 12th DAY OF January, 2004

Ronald B. Wildman
 RONALD B. WILDMAN, OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY PAGE A. ROTHELD TO RONALD B. WILDMAN, BY DEED DATED SEPTEMBER 30, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6656 FOLIO 117, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg
 JOHN B. MILDENBERG, S.S. NO. 1718
 DATE 1/12/04

RECORDED AS PLAT 11660 ON 2/22/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SAINT JOHN'S POINT
 LOTS 1 & 2**

SHEET 1 OF 2

TAX MAP 24 PARCEL 458 GRID 17
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
 SCALE: 1"=50' DATE: JUNE 2003. DPZ FILES:

**MILDENBERG,
 BOENDER & ASSOC., INC.**

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