

COORDINATE TABLE		
108	N 563210.0323	E 1388207.0877
110	N 563122.9676	E 1388042.3311
111	N 563449.7361	E 1388181.6263
112	N 563447.6405	E 1388136.6951
114	N 563449.1232	E 1388133.4749
117	N 563324.1668	E 1387929.9988
208	N 563359.4495	E 1388375.5926

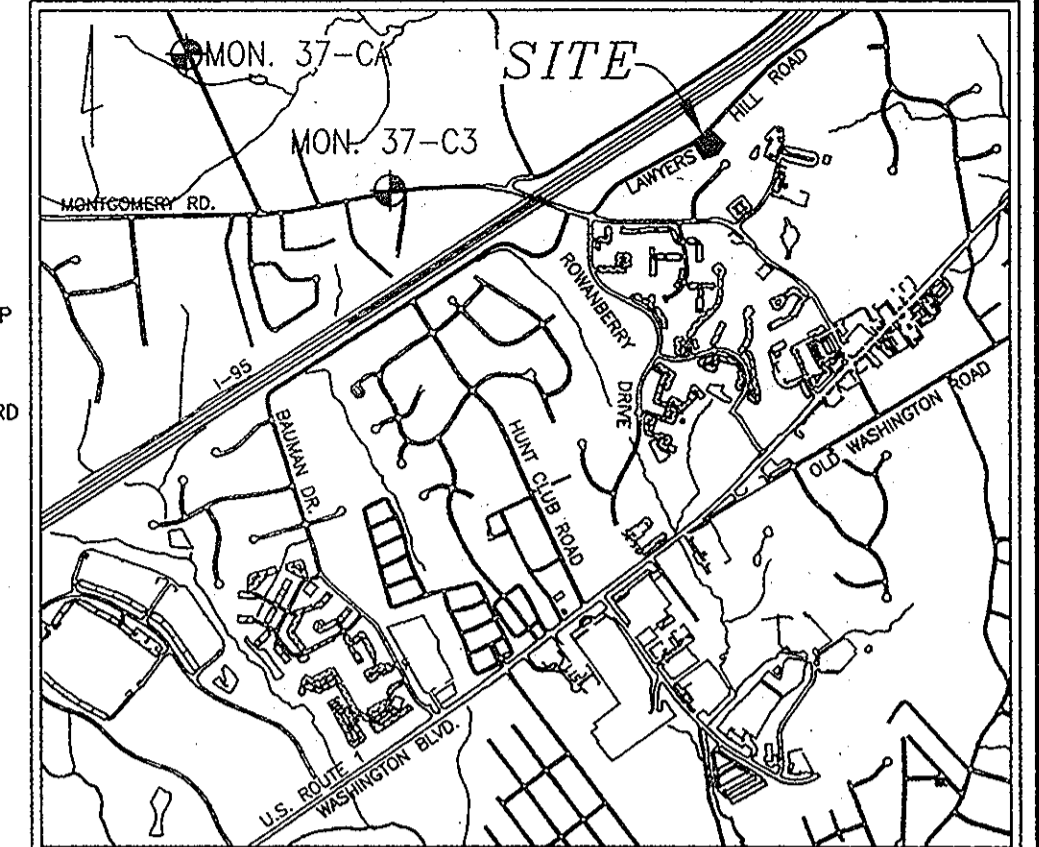
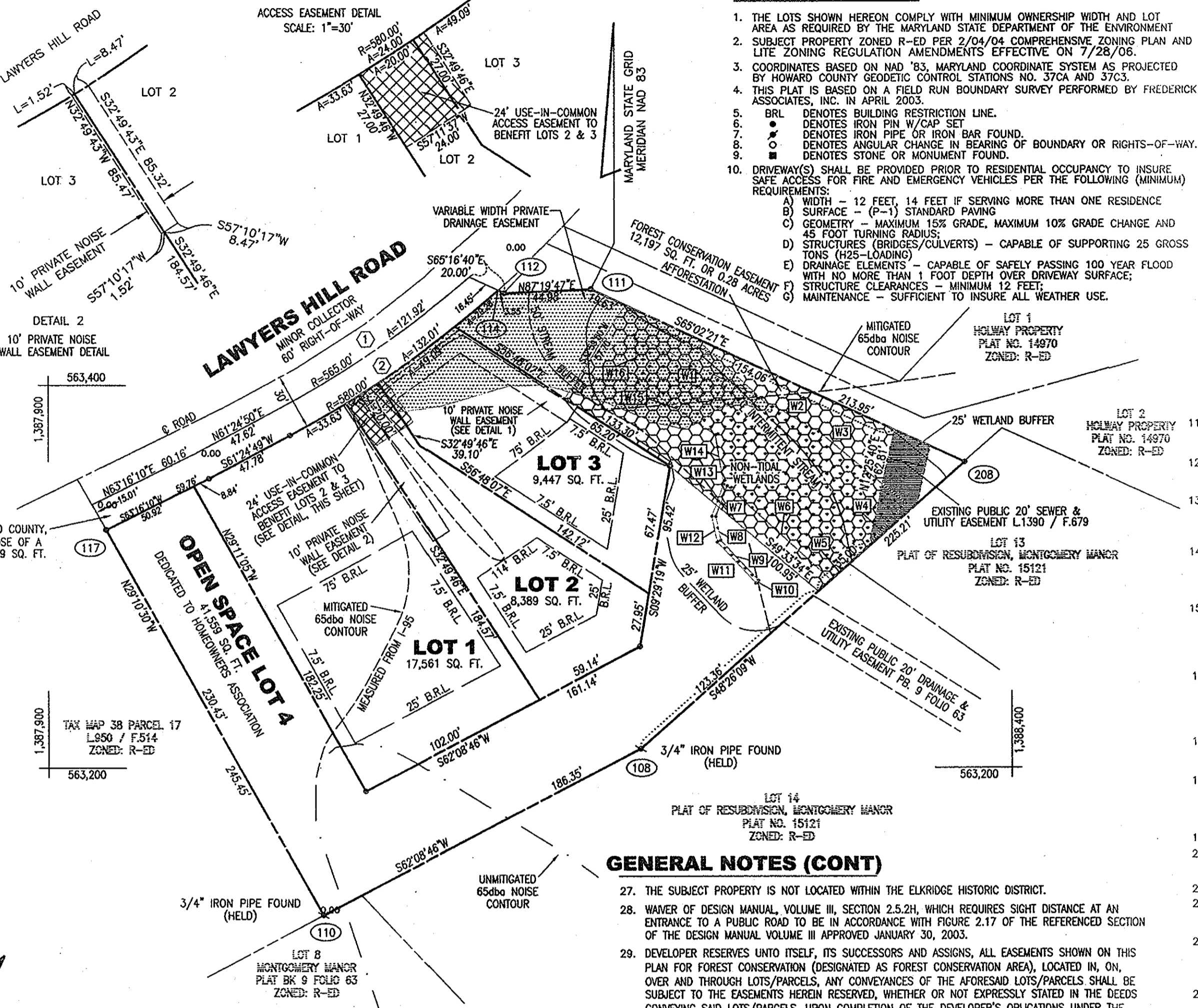
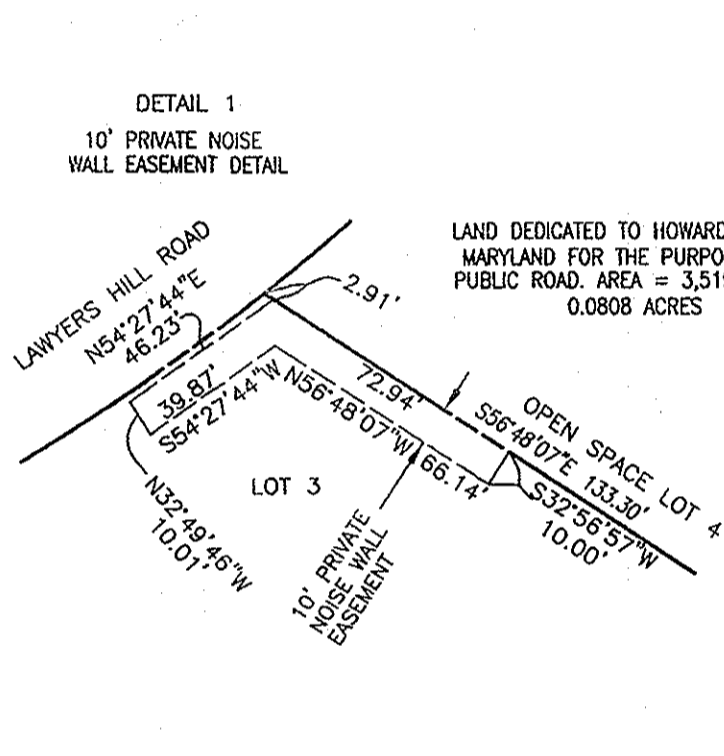
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	8,389	782	7,607

CURVE DATA TABLE						
CURVE NO.	△	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①		12'21"48"	565.00'	121.92'	61.20'	N55°31'11"E 121.68'
②		13'02"26"	580.00'	132.01'	66.29'	S55°10'53"W 131.72'

**BENCHMARK DATA**

HO.CO. MON. 37CA: N:564,321.638 E:1,382,742.840	HO.CO. MON. 37C3: N:562,916.003 E:1,384,856.679
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WETLAND LINE CHART		
LINE #	BEARING	DISTANCE
W1	S63°17'51"E	70.83'
W2	S59°54'17"E	37.33'
W3	S50°06'57"E	58.76'
W4	S41°51'03"W	36.87'
W5	S48°26'09"W	18.99'
W6	N47°31'21"W	72.90'
W7	S20°09'54"W	17.21'
W8	S11°44'31"E	12.70'
W9	S43°12'43"E	28.73'
W10	S46°47'17"W	2.00'
W11	N43°12'43"W	29.29'
W12	N11°44'31"W	13.84'
W13	N20°09'54"E	17.78'
W14	N09°07'56"W	26.47'
W15	N55°30'09"W	48.61'
W16	N04°32'07"W	24.79'



**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-ED PER 2/04/04 COMPREHENSIVE ZONING PLAN AND COMPLETE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37CA AND 37C3.
- 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 (H25-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.

**GENERAL NOTES (CONT)**

- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 2 AND 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.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING TREES AND SHRUBS ALONG THE PROPERTY BOUNDARIES.
- THE FOREST CONSERVATION OBLIGATION FOR THIS MINOR SUBDIVISION HAS BEEN ADDRESSED THROUGH ON-SITE AFFORESTATION IN THE AMOUNT OF 0.28 AC. AFFORESTATION SURETY IN THE AMOUNT OF \$6,099.00 WAS PAID AS PART OF THE DPW, DEVELOPERS AGREEMENT FOR THIS PROJECT.
- THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOTS 2 AND 3 IN ACCORDANCE WITH THE DESIGN MANUALS. Cpv (QUANTITY CONTROL); EXEMPT, THE Q1 IS LESS THAN 2 CFS. Rev and Wqv FOR LOTS 2 AND 3 PROVIDED BY SHEET FLOW TO BUFFER CREDIT AND NATURAL CONSERVATION AREA CREDIT.
- 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 2-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 10-1216.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE WETLAND DELINEATION AND REPORT WAS PREPARED BY EXPLORATION RESEARCH, INC. ON JULY 3, 2000 AND UPDATED ON MAY 29, 2003. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- NO 100 YEAR FLOODPLAINS OR 25% STEEP SLOPES EXIST ON SITE.
- OPEN SPACE CALCULATIONS:  
OPEN SPACE REQUIRED: 1.8475 Ac X 0.50 = 0.9238 Ac OR 40,238 Sqft  
OPEN SPACE PROVIDED: 0.95 Ac OR 41,559 Sqft
- THE OPEN SPACE SHOWN HEREON IS DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AS FILING NO. 1000361989189133 RECORDED ON 12/09/03.
- THE NOISE CONTOUR DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE IS REQUIRED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003. 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 AND BUILDING/GRADING PERMIT APPLICATIONS.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF LOTS 2 AND 3 PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS IN ACCORDANCE WITH SECTION 16.155(O)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**GENERAL NOTES (CONT)**

- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ELKRIE HISTORIC DISTRICT.
- WAIVER OF DESIGN MANUAL VOLUME III, SECTION 2.5.2H, WHICH REQUIRES SIGHT DISTANCE AT AN ENTRANCE TO A PUBLIC ROAD TO BE IN ACCORDANCE WITH FIGURE 2.17 OF THE REFERENCED SECTION OF THE DESIGN MANUAL VOLUME III APPROVED JANUARY 30, 2003.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR 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 DEEDS CONVEYING SAID LOTS/PARCELS. 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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* 1/10/07  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR # 10884

*Michael L. Pfauf* 1/10/07  
MICHAEL L. PFAU DATE

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.8126 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.9541 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.7667 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0808 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.8475 AC

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

**OWNER**

MICHAEL L. PFAU  
3675 PARK AVENUE, SUITE 301  
ELLCOTT CITY, MARYLAND  
21043-4511

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

*Robert J. Weber* 2/6/07  
FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Mark C. Martin* 1/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank A. Coughlin* 2/9/07  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, MICHAEL L. PFAU, 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 10th DAY OF JANUARY, 2007.

*Michael L. Pfauf*  
MICHAEL L. PFAU

*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHARLES E. WEHLAND AND JANE BEST WEHLAND TO MICHAEL L. PFAU BY DEED DATED JULY 31, 2006 RECORDED IN LIBER 10172 FOLIO 195 AMONG 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.

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

RECORDED AS PLAT No. 18870 ON 2/26/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**C. WEHLAND PROPERTY**

LOTS 1, 2, 3, AND OPEN SPACE LOT 4  
ZONED R-ED  
TAX MAP NO:38 BLK:2 PARCEL NO:288  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JANUARY 5, 2007

