

GENERAL NOTES

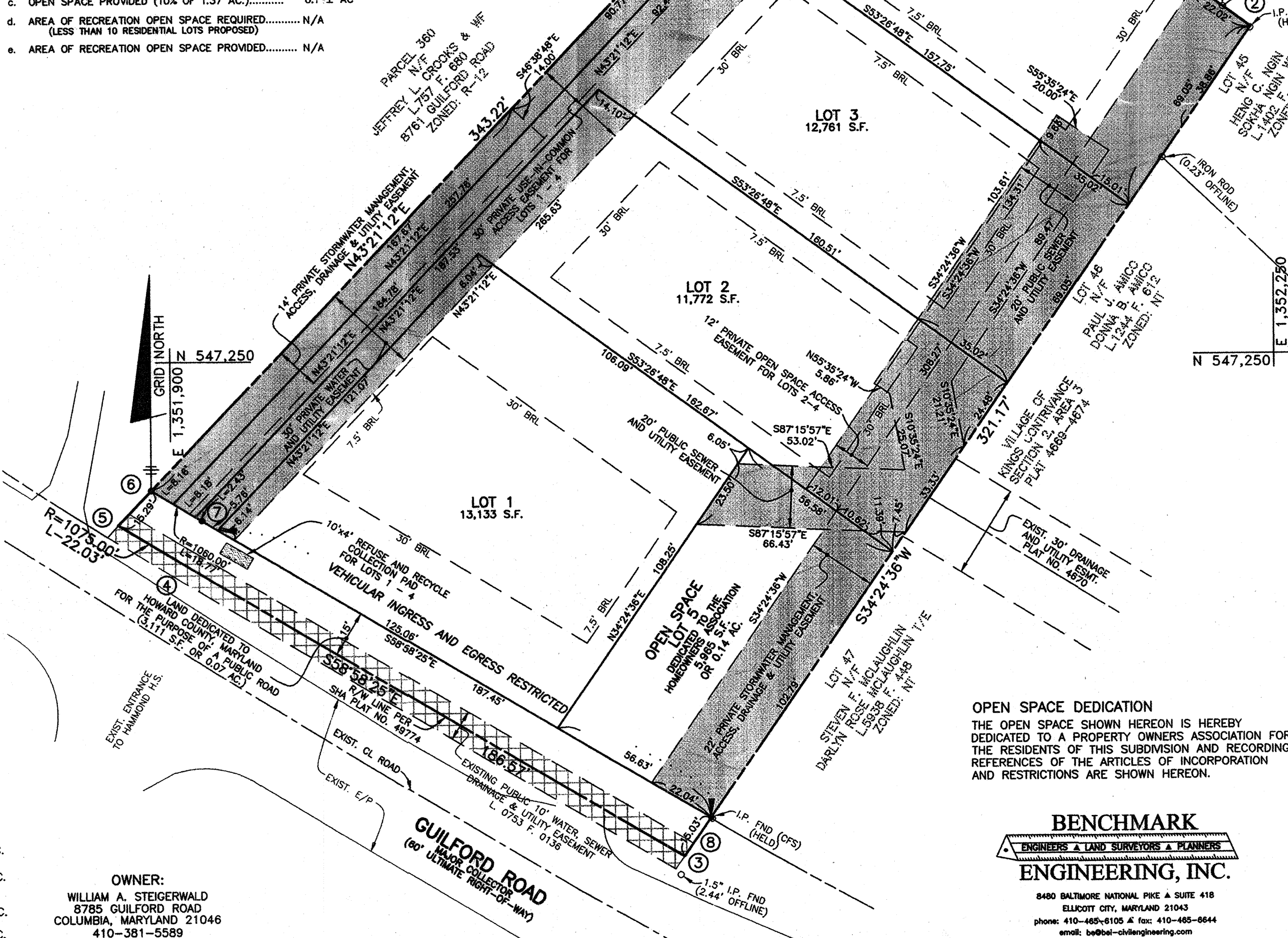
- DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
○ DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 42R1 AND 42R2.
- 'BRL' INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-12 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2003 BY BENCHMARK ENGINEERING, INC.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 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 SERVING MORE THAN ONE RESIDENCE).
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 INSURE ALL WEATHER USE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-4 AND OPEN SPACE LOT 5 ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE TOTAL FOREST CONSERVATION OBLIGATION OF 8,712 S.F. IS LESS THAN 10,000 S.F. AND THUS WILL NOT CREATE FOREST. A FEE-IN-LIEU PAYMENT SHALL BE MADE IN THE AMOUNT OF \$4,356.00.
- LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN. THE INSTALLATION OF THE LANDSCAPE TREES AS WELL AS POSTING OF THE LANDSCAPE SURETY SHALL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL HAS BEEN PROVIDED IN THE GRASSED CHANNELS.
- USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- A WAIVER REQUEST TO WAIVE SECTION 2.5.2.H.4 OF DESIGN MANUAL VOLUME III, ROADS AND BRIDGES, THAT REQUESTS "SUFFICIENT DISTANCE ON THE LEFT TO ENABLE A STOPPED VEHICLE TO TURN RIGHT" AND SECTION 2.5.2.H.3 THAT REQUESTS "SUFFICIENT DISTANCE ON THE RIGHT TO ENABLE A STOPPED VEHICLE TO TURN LEFT" IN FAVOR OF STOPPING SIGHT DISTANCE WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION.
- THERE IS AN EXISTING DWELLING TO REMAIN ON LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	11,772 S.F.	972 S.F.	10,800 S.F.
3	12,761 S.F.	1,503 S.F.	11,258 S.F.
4	13,133 S.F.	2,065 S.F.	11,068 S.F.

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
6 - 7	1060.00'	18.77'	01°00'52"	9.38'	S58°27'59"E 18.77'

OPEN SPACE TABULATION

- MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 10,800 S.F.
- OPEN SPACE REQUIRED (10% OF 1.37 AC.)..... 0.14± AC
- OPEN SPACE PROVIDED (10% OF 1.37 AC.)..... 0.14± AC
- AREA OF RECREATION OPEN SPACE REQUIRED..... N/A (LESS THAN 10 RESIDENTIAL LOTS PROPOSED)
- AREA OF RECREATION OPEN SPACE PROVIDED..... N/A



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.16± AC.
NON-BUILDABLE	0.00
OPEN SPACE	0.14± AC.
PRESERVATION PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.07± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.37± AC.

OWNER:
WILLIAM A. STEIGERWALD
8785 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
410-381-5589

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

Robert J. Walsh 12/20/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William A. Steigerwald 12/16/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen L. Kelly 12/23/04
DIRECTOR (ACTING) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE PROPERTY ACQUIRED BY WILLIAM A. STEIGERWALD FROM THOMAS E. AND MARILYN A. STEIGERWALD BY DEED DATED JULY 15, 1998 AND RECORDED IN LIBER 4369 AT FOLIO 0484; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David M. Harris 11/10/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351 DATE



OWNER'S CERTIFICATE

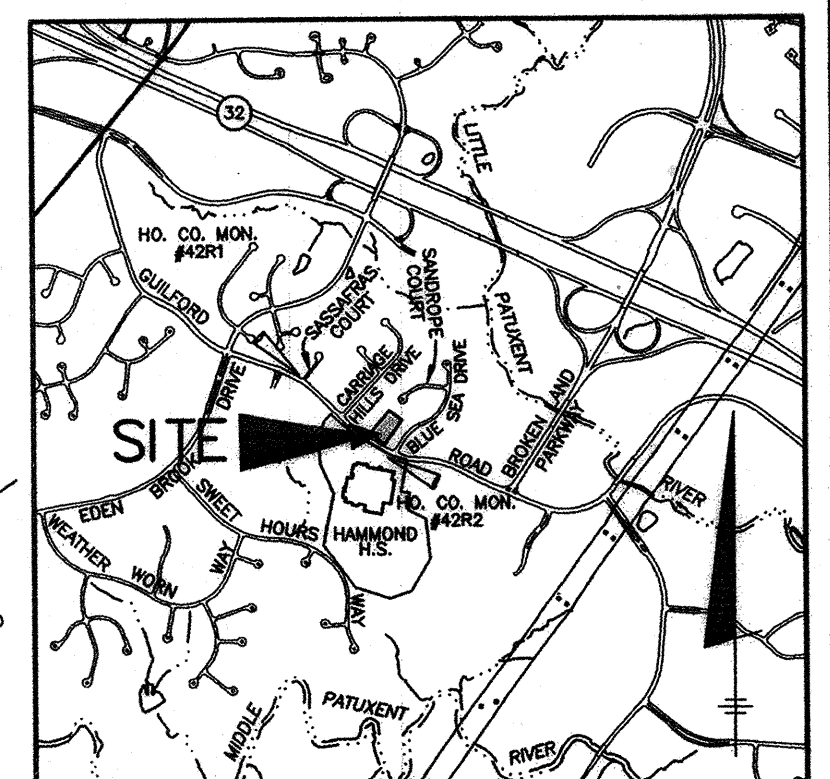
"I, WILLIAM A. STEIGERWALD, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS 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 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 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 ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3RD DAY OF NOVEMBER, 2004."

William A. Steigerwald 11/03/04
WILLIAM A. STEIGERWALD DATE

William A. Steigerwald 11/03/04
WITNESS DATE

BENCHMARK ENGINEERING, INC.

2480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 & FAX: 410-485-6644
EMAIL: bob@bce-engineering.com



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS

HO. CO. #42R1	HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT NORTH CORNER OF GUILFORD ROAD AND SASSAFRAS CT. 3.1' FROM E/P. 39.8' FROM LIGHT POLE	
N 547820.238 E 1351171.59	
ELEV. 375.850	
HO. CO. #42R2	HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT SW CORNER OF GUILFORD AND BLUE SEA DRIVE. 36.8' FROM LAMP POST. 63.8' FROM C&P POLE #8	
N 546946.799 E 1352118.570	
ELEV. 331.507	

COORDINATE CHART NAD '83

No.	NORTH	EAST
1	547447.1533	1352118.8872
2	547354.8399	1352243.3992
3	547089.8718	1352061.9041
4	547186.0343	1351902.0300
5	547197.5839	1351883.2662
6	547208.7039	1351893.7648
7	547198.8883	1351909.7613
8	547102.2686	1352070.3956

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.

David M. Harris 11/01/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351
WILLIAM A. STEIGERWALD
OWNER

William A. Steigerwald 11/03/04
SIGNATURE OF OWNER DATE

RECORDED AS PLAT NO. 17160
ON 12/29/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINGS PLACE
LOTS 1 THRU 4 AND
OPEN SPACE LOT 5
(A MINOR SUBDIVISION OF PARCEL 16)

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 42 SCALE: 1" = 30'
GRID: 8 DATE: NOVEMBER, 2004
PARCEL: 16 SHEET: 1 OF 1
ZONED: R-12