

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 RC-DEO PER 02/02/2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 05HT3 AND 05HT4.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN SEPTEMBER 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 (H2S-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.

- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOT 1 AND 2 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 1 AND 2 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND THE ROAD RIGHT-OF-WAY AND NOT ONTO AFFORESTED PRIVATE 24 FOOT USE IN COMMON EASEMENT.
- THE EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON LOT 2 TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2003.
- LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAVE BEEN REVIEWED FOR THIS PLAT. LOT 1 IS AN INTERIOR LOT REQUIRING NO LANDSCAPING. LOT 2 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS BECAUSE THE PARCEL CONTAINS AN EXISTING DWELLING.

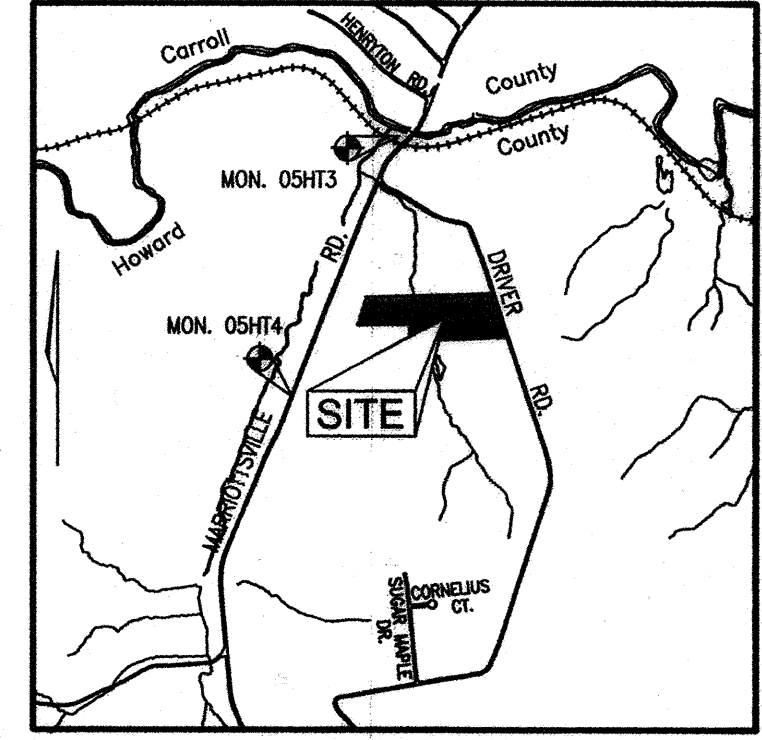
- THE CREATION OF LOT 1 NECESSITATES THE FUTURE CREATION OF 3.204 ACRES OF PRESERVATION PARCEL (1 X 4.25 = 4.25 -1.046) PER ZONING SECTION 104(F)(5). FUTURE RESUBDIVISION OF LOT 2 WILL INCLUDE THIS AREA.

14.842 / 2 = 7 UNITS MAXIMUM YIELD * * YIELD BASED ON ZONING REGULATIONS IN 14.842 / 4.25 = 3 DEO UNITS BY RIGHT EFFECT AT THE TIME OF THE RECORDATION 7 - 3 = 4 DEO UNITS REQUIRED
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOT 1 IN ACCORDANCE WITH THE DESIGN MANUALS.

Cpv (QUANTITY CONTROL): EXEMPT, THE 1-YEAR RUNOFF IS LESS THAN 2 cfs. Rev AND WQv PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION.

BENCHMARK DATA

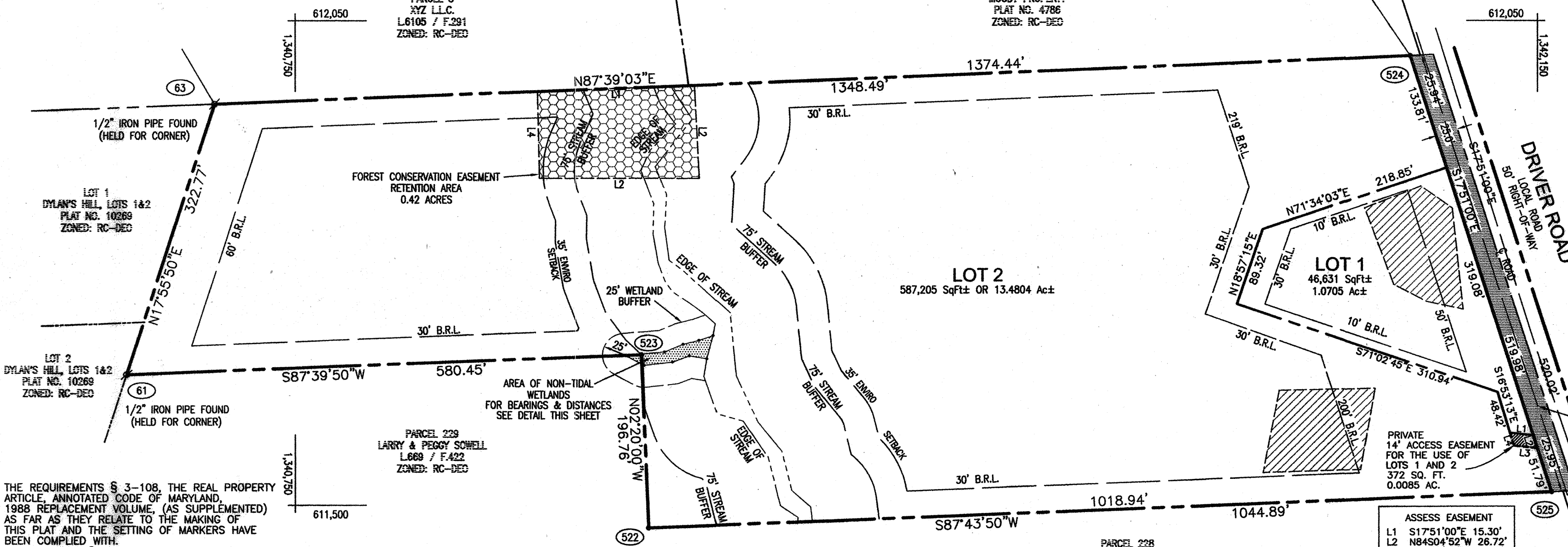
05HT3: N: 613668.369
E: 1340978.788
05HT4: N: 612770.254
E: 1340552.938



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES (CONT)

- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 0.42 ACRES LOCATED ON LOT 2.
- LOT 2 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT. HOWEVER, UPON FURTHER RESUBDIVISION OF LOT 2, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS AND THE APRIL 13, 2004 ZONING REGULATIONS.
- ONLY A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED; NEITHER SURETY NOR A DEVELOPER'S AGREEMENT IS REQUIRED FOR THE 0.42 ACRE FOREST CONSERVATION RETENTION EASEMENT.
- WELL TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE.
- ALL LOT AREAS SHOWN HEREON ARE MORE OR LESS.



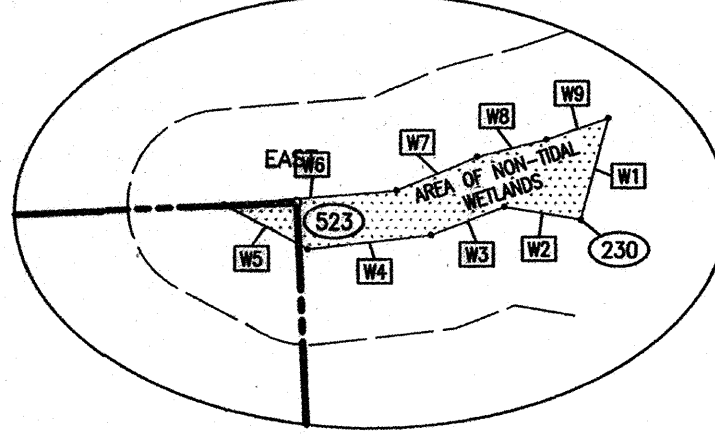
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 1/31/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR # 10884

Bruce Taylor 2/1/05
TAYLOR FAMILY LIMITED PARTNERSHIP B DATE
BY: DR. BRUCE TAYLOR, MANAGER

COORDINATE TABLE

POINT	NORTH	EAST
61	N 611648.3894	E 1340559.8814
63	N 611955.4808	E 1340659.0493
522	N 611475.4540	E 1341147.6601
523	N 611672.0508	E 1341139.6490
524	N 612010.7545	E 1342006.4080
525	N 611515.8034	E 1342165.7947
230	N 611667.6456	E 1341213.2422
244	N 611970.3988	E 1341022.8919



NON-TIDAL WETLAND LINE CHART

NO.	BEARING	DISTANCE
W1	S 14°58'07" W	27.48'
W2	N 80°23'16" W	20.17'
W3	S 68°34'04" W	20.28'
W4	S 83°24'01" W	32.23'
W5	N 61°45'24" W	24.52'
W6	N 85°11'31" E	44.87'
W7	N 67°04'57" E	22.65'
W8	N 75°38'22" E	18.49'
W9	N 70°57'23" E	16.91'

FOREST CONSERVATION EASEMENT RETENTION AREA

COURSE	BEARING	DISTANCE
L1	N 87°39'03" E	176.81'
L2	S 02°52'52" E	105.71'
L3	S 89°51'40" W	179.93'
L4	N 01°11'17" W	98.79'

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	14.5509 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	14.5509 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2984 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	14.8493 AC

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS - SURVEYORS - PLANNERS
8407 MAIN STREET - ELLICOTT CITY, MARYLAND 21043
Tel 410.461.7660 Fax 410.461.8961

OWNERS

TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND
21043

OWNER'S CERTIFICATE

WE, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 1ST DAY OF FEBRUARY, 2005.

Bruce Taylor
TAYLOR FAMILY LIMITED PARTNERSHIP B
BY: DR. BRUCE TAYLOR, MANAGER

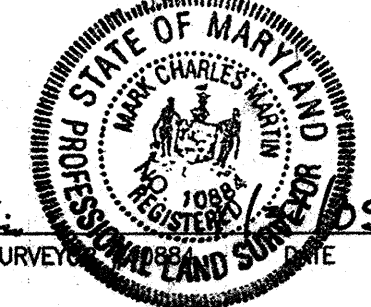
Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY R/E GROUP, INC. TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED JULY 1, 2004 AND RECORDED IN LIBER 8770 FOLIO 433 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.

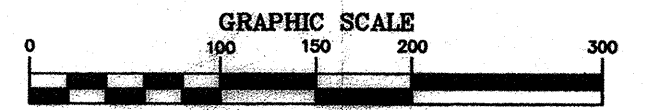
Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR # 10884 DATE



RECORDED AS PLAT NO. 17428 ON 5/27/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ANTONIS PROPERTY

LOT 1 AND 2
ZONED RC-DEO
TAX MAP NO:10 BLK:4 PARCEL NO:271
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 31, 2005



SCALE: 1"=100'
SHEET 1 OF 1
F 04-133

F.04.133