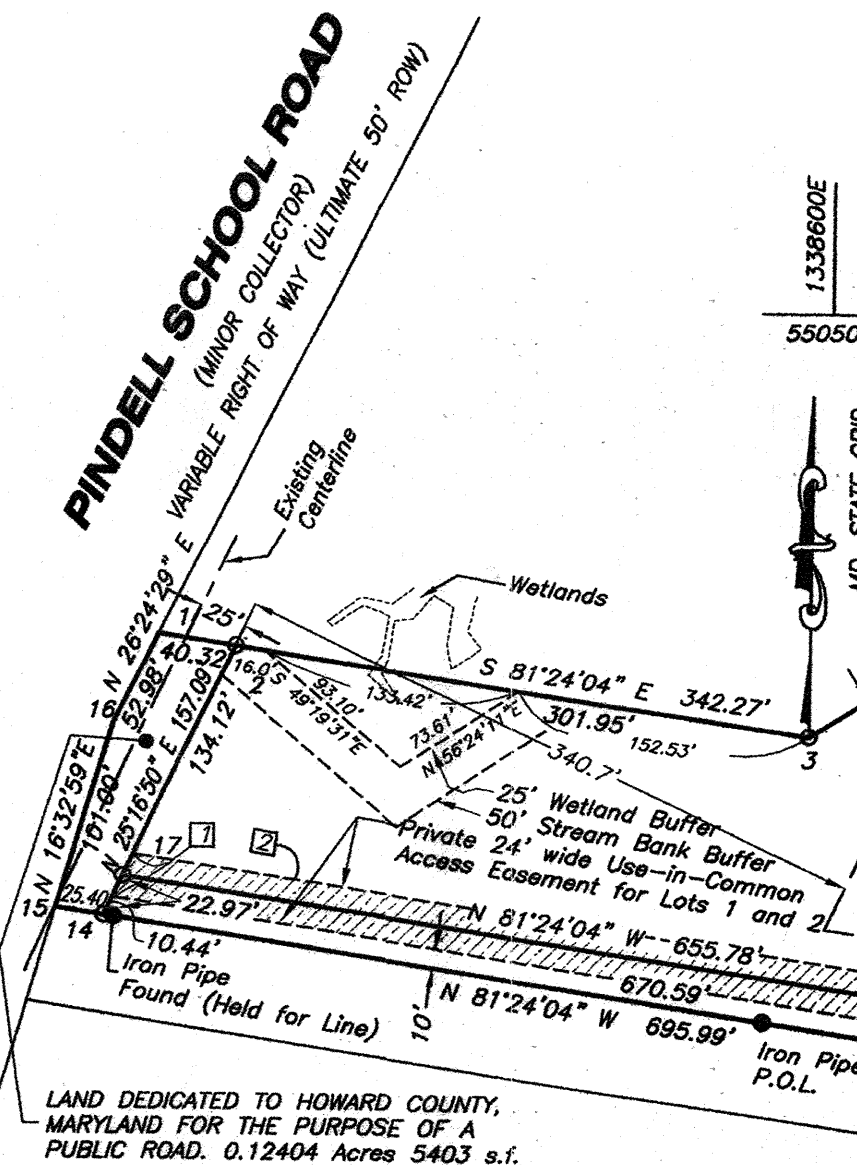


**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.41469 Ac 148,744 s.f.	0.41460 Ac 18,060 s.f.	3.00009 Ac 130,684 s.f.

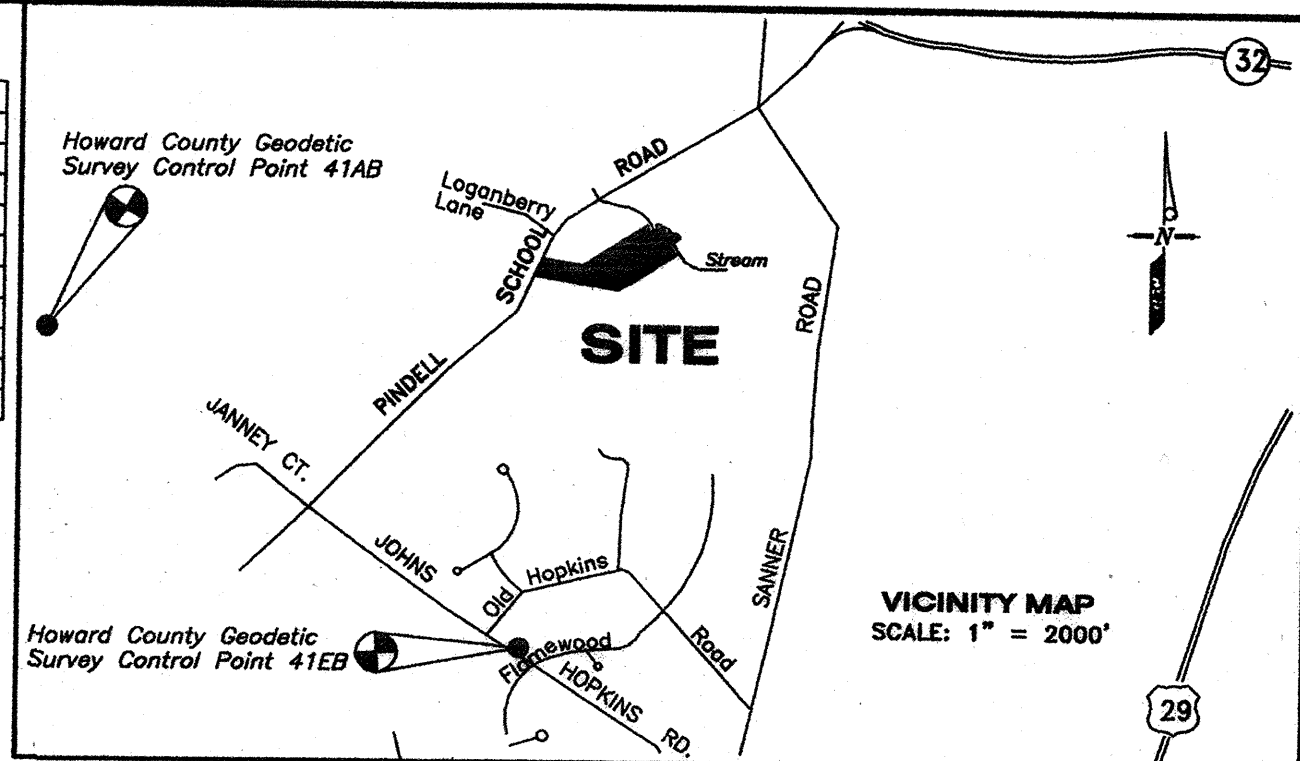


Dennis R. Luck  
2616/39  
PARCEL 376  
ZONE: RRDEO

Robert M. Carney &  
Barbara L. Carney  
L.720 F.1702  
PARCEL 377  
ZONE: RRDEO

**100-YEAR FLOOD PLAIN**

NUMBER	DIRECTION	DISTANCE
L1	S 53°47'48" E	23.72'
L2	S 61°16'40" E	39.71'
L3	S 76°00'49" E	30.11'
L4	S 80°27'11" E	78.00'
L5	S 64°15'59" E	34.89'
L6	S 47°18'29" E	39.75'
L7	S 22°54'18" E	31.72'
L8	S 10°52'54" E	29.70'
L9	S 16°27'50" E	51.54'
L10	S 22°30'54" E	18.79'



**GENERAL NOTES (Continued):**  
(15) WAIVER PETITION, WP 04-107/ANGLEMYER PROPERTY, TO WAIVE SECTION 16.120(b)(4)(iii) WHICH PROHIBITS THE PLACEMENT OF FLOOD PLAIN, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED BY LETTER DATED MAY 4, 2004 WITH TWO CONDITIONS THAT ARE SHOWN ON THIS PLAT.  
CONDITION #1: NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE STREAM, WETLANDS, THEIR BUFFERS, FLOOD PLAIN AREAS OR STEEP SLOPES.  
CONDITION #2: AN ADDITIONAL "ENVIRONMENTAL BUILDING RESTRICTION LINE" SETBACK SHALL BE ESTABLISHED 35' AWAY FROM THE 75' STREAM BANK BUFFER, THE EDGE OF STEEP SLOPES WITH AREAS OVER 20,000 S.F. AND A 25' WETLAND BUFFER SHALL BE SHOWN AROUND THE WETLANDS EXISTING ON LOT 2.  
(16) DRIVEWAY SHALL BE CONSTRUCTED 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). CORRESPONDING EASEMENT WIDTHS ARE 18 FEET FOR 12 FOOT WIDTH AND 24 FEET FOR 14 FOOT WIDTH.  
b) SURFACE - 8" 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) STRUCTURE (CULVERT/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 SURFACES.  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.  
h) WATER QUALITY VOLUME AND GROUNDWATER RECHARGE VOLUME FOR ALL IMPERVIOUS SURFACES ON THIS SITE ARE BEING MANAGED BY BIORETENTION IN ACCORDANCE WITH SECTION 3.4 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. CHANNEL PROTECTION VOLUME IS NOT REQUIRED FOR THIS SITE, SINCE THE ONE YEAR RATE OF RUNOFF IS LESS THAN 2.0 CFS.  
(18) WETLAND DELINEATION WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 4, 2004.  
(19) NO CEMETERIES EXIST ON THIS SITE BASED ON SITE INSPECTION AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.  
(20) LANDSCAPING FOR LOTS 1 & 2 IS ON FILE WITH THIS PLAT AND PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. CREDIT IS TAKEN FOR EXISTING TREES. NO SURETY IS REQUIRED.  
(21) THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.  
(22) 100 YEAR FLOOD PLAIN EXIST ON LOT 1. FLOOD PLAIN SHOWN THUS [Symbol].  
(23) NO PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS EXISTS FOR THIS PROPERTY.  
(24) A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. [Symbol].  
(25) A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 HAS BEEN PROVIDED.

**GENERAL NOTES:**

- (1) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THE HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS.
- (2) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- (3) SUBJECT PROPERTY ZONED RR-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- (4) THIS PLAT IS BASED ON FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2004, BY BELTWAY SURVEYS.
- (5) B.R.L. INDICATES BUILDING RESTRICTION LINE
- (6) ● DENOTES IRON PIPE OR IRON BAR FOUND
- (7) ○ DENOTES IRON PIN SET WITH CAP "WLC 80"
- (8) ⊙ DENOTES POINT ON LINE (POL) SET WITH CAP "WLC 80"
- (9) □ DENOTES CONCRETE MONUMENT SET WITH CAP "WLC 80" (NONE THIS PLAT)
- (10) ■ DENOTES CONCRETE MONUMENT OR STONE FOUND (NONE THIS PLAT)
- (11) ALL AREAS ARE "MORE OR LESS"
- (12) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- (13) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41 AB & 41 EB  
CONTROL POINT 41 AB IS A CONCRETE MONUMENT LOCATED 14.5' SOUTH OF C/L OF SIMPSON ROAD AND 18.5' EAST OF BG&E POLE #133799 (EAST OF DRIVEWAY TO #11981). NORTH 549577.843 EAST 1332841.009 ELEVATION 506.502.  
CONTROL POINT 41 EB IS A CONCRETE MONUMENT LOCATED 10.2' NORTH OF THE NORTH EDGE OF PAVEMENT OF JOHNS HOPKINS ROAD, 123.5' EAST OF BG&E POLE #133821 (EAST SIDE OF OLD HOPKINS ROAD). NORTH 546222.246 EAST 1337778.132 ELEVATION 463.857.
- (14) THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b) (1) (viii) MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAVE NO FURTHER SUBDIVISION POTENTIAL.

**COORDINATE TABLE**

Node ID	Northing	Easting
1	550325.89	1338251.33
2	550319.86	1338291.20
3	550274.72	1338589.75
4	550439.32	1338849.24
5	550614.93	1339126.09
6	550548.65	1339135.86
7	550604.74	1339239.67
8	550553.24	1339266.35
9	550518.78	1339368.69
10	550491.59	1339367.28
11	550438.33	1339313.07
12	550369.12	1339346.81
13	550077.56	1338887.17
14	550177.82	1338224.11
15	550181.62	1338199.00
16	550278.43	1338227.77
17	550198.59	1338233.92
18	550100.54	1338882.33
19	550182.77	1339011.97

NOTE: ALL COORDINATE VALUES SHOWN ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 AND REFER TO HOWARD COUNTY GEODETIC CONTROL POINTS 41AB, 41EB AND HARRIS AZ MARK SCALE FACTOR OF 0.999946858 HAS BEEN APPLIED TO ALL DISTANCES.

**PRIVATE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2**

1	N 25°16'50" E 25.05'
2	S 81°24'04" E 632.75'
3	R=40.00' A=28.61' CHD=28.01' CB=N78°06'19"E
4	N 57°36'43" E 134.09'
5	S 32°23'17" E 24.00'
6	S 57°36'43" W 134.09'
7	R=64.00' A=45.78' CHD=44.81' CB=N78°06'19"E
8	S 81°24'04" E 639.94'

**Owner Developer**  
**Jim Anglemyer & Agnes B. Anglemyer**  
13107 CLAXTON DRIVE  
LAUREL, MD 20708  
Tele: 301-953-1890

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.  
*William L. Clark* 9/22/04  
WILLIAM L. CLARK  
PROPERTY LINE SURVEYOR, #80  
*Jim S. Anglemyer Agnes B. Anglemyer*  
JIM S. ANGLEMYER (OWNER) AGNES B. ANGLEMYER (OWNER)

**AREA TABULATION**  
NUMBER OF BUILDABLE LOTS: 2  
NUMBER OF NON-BUILDABLE LOTS: 0  
NUMBER OF OPEN SPACE LOTS: 0  
NUMBER OF PRESERVATION PARCELS: 0  
TOTAL NUMBER OF LOTS TO BE RECORDED: 2  
AREA OF BUILDABLE LOTS: 6.43393 acres  
AREA OF NON-BUILDABLE LOTS: 0  
AREA OF OPEN SPACE: 0  
AREA OF PRESERVATION PARCELS: 0  
TOTAL AREA OF LOTS AND/OR PARCELS: 6.43393 ac  
TOTAL AREA OF ROADWAY DEDICATION: 0.12404 ac  
TOTAL AREA OF SUBD. TO BE RECORDED: 6.55797 ac

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*[Signature]* 10/21/07  
HOWARD COUNTY HEALTH OFFICER KJB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 11/8/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/12/04  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
WE, JIM S. ANGLEMYER AND AGNES B. ANGLEMYER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL STREETS AND ROAD RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHTS TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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 NOW BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 29th DAY OF September, 2004.  
*[Signature]* 9/23/04  
JIM S. ANGLEMYER DATE  
*[Signature]* 9/23/04  
AGNES B. ANGLEMYER DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HARVEY CARMEL AND DINA DENRICH CARMEL TO JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED DECEMBER 19, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7977 AT FOLIO 606.  
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
*[Signature]* 9/22/04  
WILLIAM L. CLARK DATE  
PROPERTY LINE SURVEYOR, #80

THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH TWO BUILDABLE LOTS FROM THE ORIGINAL TRACT.

RECORDED AS PLAT NO. 17056  
ON Nov. 18, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

**ANGLEMYER PROPERTY**  
LOTS 1 AND 2  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP 41 GRID 3 PARCEL 147 ZONE: RR-DEO  
SCALE 1" = 100' JUNE 25, 2004

**BELTWAY SURVEYS**  
LAND SURVEYORS, ENGINEERS AND PLANNERS  
5627 ALLENTOWN ROAD, SUITE 104  
SUITLAND, MARYLAND 20746  
TELE: 301-899-3440  
FAX: 301-702-1104