

GENERAL NOTES:

- TAX MAP 24 PARCEL 458 LOT 2.
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 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 HISTORICITIES INVENTORY OF HOWARD COUNTY. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- GROSS AREA 1.63 ACRES ±
MINIMUM LOT SIZE : 20,043 SQ. FT.
NUMBER OF PROPOSED BUILDABLE LOTS : 3
NUMBER OF PROPOSED OPEN SPACE LOTS : 0
AREA OF REQUIRED OPEN SPACE: 1.63X6%=0.0978 Ac ±
AREA OF PROPOSED OPEN SPACE: 0.00 Ac ±
NOTE: OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$3,000.00
- 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.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- 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 LOTS 3-5.

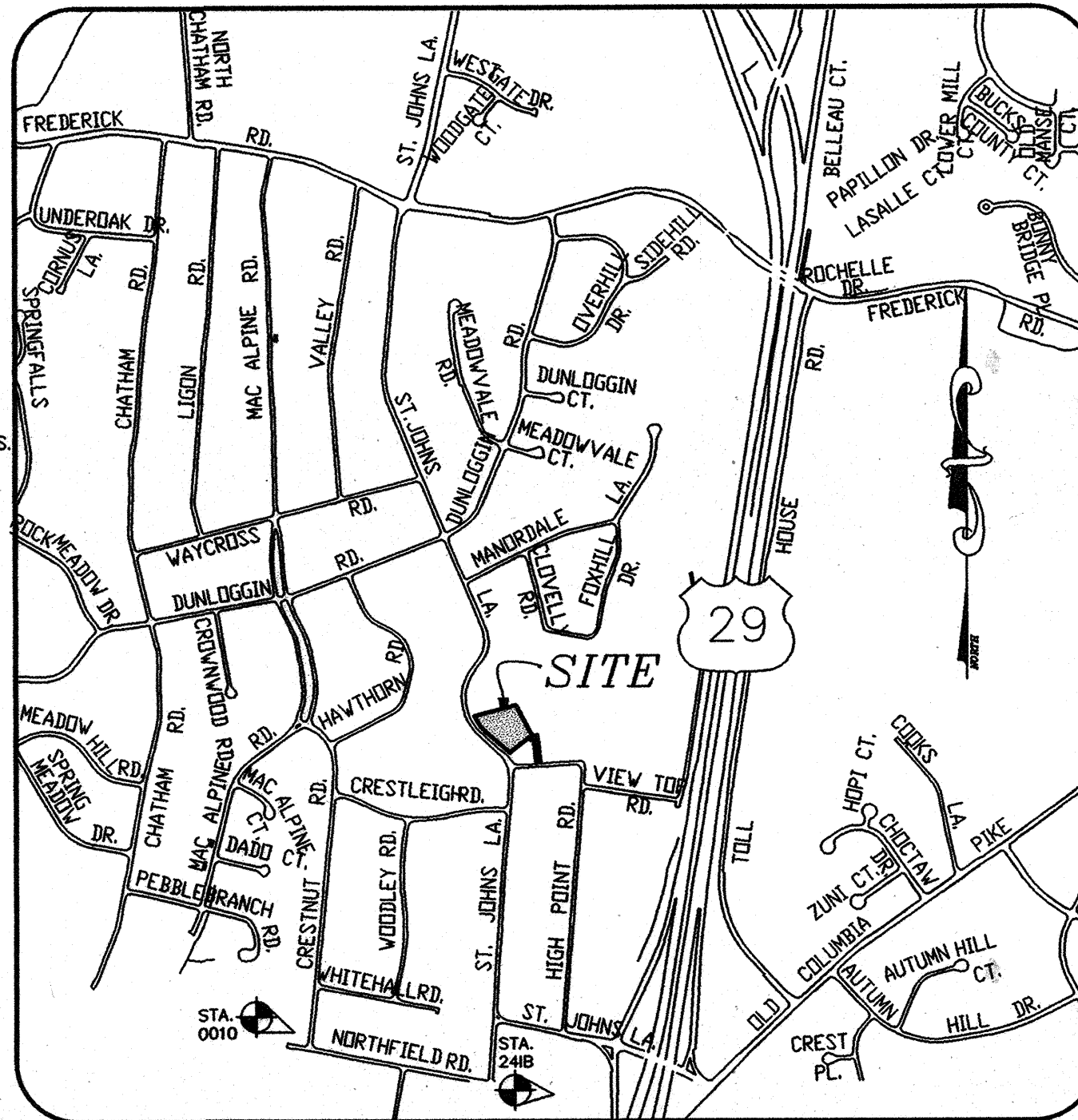
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. SINCE THIS PROPERTY ABUTS A SITE WHICH CONTAINS A STRUCTURE LISTED ON THE HISTORIC SITES INVENTORY (PARCEL 990), A TYPE C BUFFER IS REQUIRED ALONG THE EASTERN PROPERTY LINE. IN ACCORDANCE WITH A DEPARTMENT OF PLANNING AND ZONING REQUEST, AN INCREASED BUFFER OF PLANTINGS SHALL BE PROVIDED ALONG ST. JOHN'S LANE. TOTAL LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: LOT 3: 27 EVERGREENS AND 6 SHADE TREES; LOT 4: 20 EVERGREENS AND 3 SHADE TREES; LOT 5: 19 EVERGREENS, 3 SHADE AND 12 ORNAMENTAL TREES. POSTING OF SURETY FOR THESE PLANTINGS ARE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND SHALL BE PROVIDED WITH THE GRADING PERMIT.
- 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.

COORDINATE TABLE

POINT	NORTHING	EASTING
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
109	580994.434	1362003.324
110	581147.162	1361807.396
111	581230.132	1361753.386
112	581136.206	1361852.510
113	581130.259	1361858.577
114	581052.580	1361942.631
115	581033.459	1361964.014
116	581091.110	1362134.389
117	581076.671	1362141.333
118	581079.899	1362167.949
119	580923.067	1362181.314

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	21,672 sq. ft.	1,629 sq. ft.	20,043 sq. ft.
4	23,203 sq. ft.	2,167 sq. ft.	21,036 sq. ft.
5	26,138 sq. ft.	2,880 sq. ft.	23,258 sq. ft.



VICINITY MAP

SCALE : 1"=1000'

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-03-212 (SAINT JOHN'S POINT) BY OFF-SITE AFFORESTATION (LISTON FARM, MAP 2, PARCEL 17) IN THE AMOUNT OF 0.33 ACRES OF AFFORESTATION.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 3-5 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD ON FEBRUARY 27, 2004 AT LIBER 8106 FOLIO 532.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.

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] 9/19/05
JOHN B. MILDENBERG, SURVEYOR DATE

[Signature] 9/12/05
TRACT OWNER DATE

[Signature] 9/12/05
OFFEROR DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.63 AC. ±
AREA OF OPEN SPACE LOTS	0.00 AC.
AREA OF PUBLIC ROADWAY	0.00 AC.
AREA	1.63 AC. ±

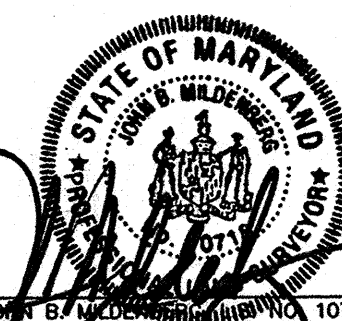
OWNER'S STATEMENT

WE, TRACY J. MASON AND RENEE LAFON, 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 AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 September, 2005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LOT 2, SAINT JOHN'S POINT AS SHOWN ON PLAT #16559-16560, 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.



9/19/05
DATE

OWNER

RENEE LAFON
TRACY J. MASON
1107 INGATE ROAD
BALTIMORE, MD. 21227

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 (PLAT # 16559 & 16560), SAINT JOHN'S POINT INTO LOTS 3-5.

RECORDED AS PLAT 1774D ON 9/30/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SAINT JOHN'S POINT

LOTS 3-5
A RESUBDIVISION OF LOT 2,
SAINT JOHN'S POINT
PLAT # 16559 & 16560

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 : SEP. 2005
DPZ FILES: F-03-212

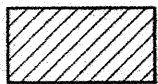

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

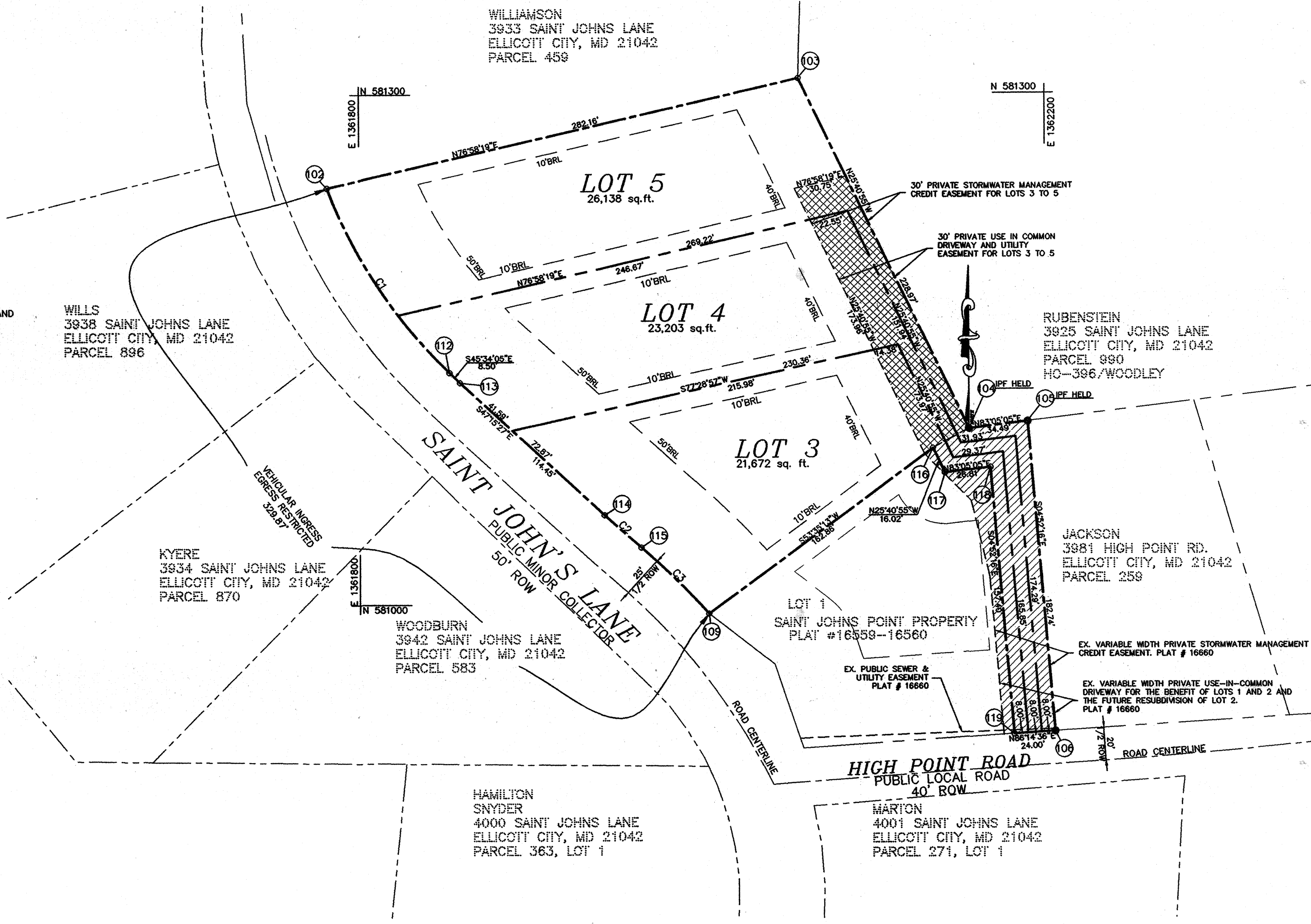
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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:

-  EX. VARIABLE WIDTH PRIVATE USE-IN-COMMON DRIVEWAY FOR THE BENEFIT OF LOTS 1 AND 2 AND THE FUTURE RESUBDIVISION OF LOT 2, AND VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT.
-  30' PRIVATE USE IN COMMON DRIVEWAY AND STORMWATER MANAGEMENT CREDIT EASEMENT



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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 9/12/05
DATE
JOHN B. MILDENBERG, SURVEYOR

[Signature] 9/12/05
DATE
TRACY J. MASON, OWNER

[Signature] 9/12/05
DATE
RENEE LAFON, OWNER

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.63 AC. ±
AREA OF OPEN SPACE LOTS	0.00 AC.
AREA OF PUBLIC ROADWAY	0.00 AC.
AREA	1.63 AC. ±

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

[Signature] 9/21/05
DATE
FOR HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/16/05
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/23/05
DATE
DIRECTOR

OWNER'S STATEMENT

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[Signature]
TRACY J. MASON, OWNER

[Signature]
RENEE LAFON, OWNER

[Signature]
WITNESS

[Signature]
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[Signature] 9/12/05
DATE
JOHN B. MILDENBERG, S.S. NO. 17718

RECORDED AS PLAT 17741 ON 9/16/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SAINT JOHN'S POINT
LOTS 3-5
A RESUBDIVISION OF LOT 2,
SAINT JOHN'S POINT
PLAT # 16559 & 16660

TAX MAP 24 PARCEL 458 GRID 17
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
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