

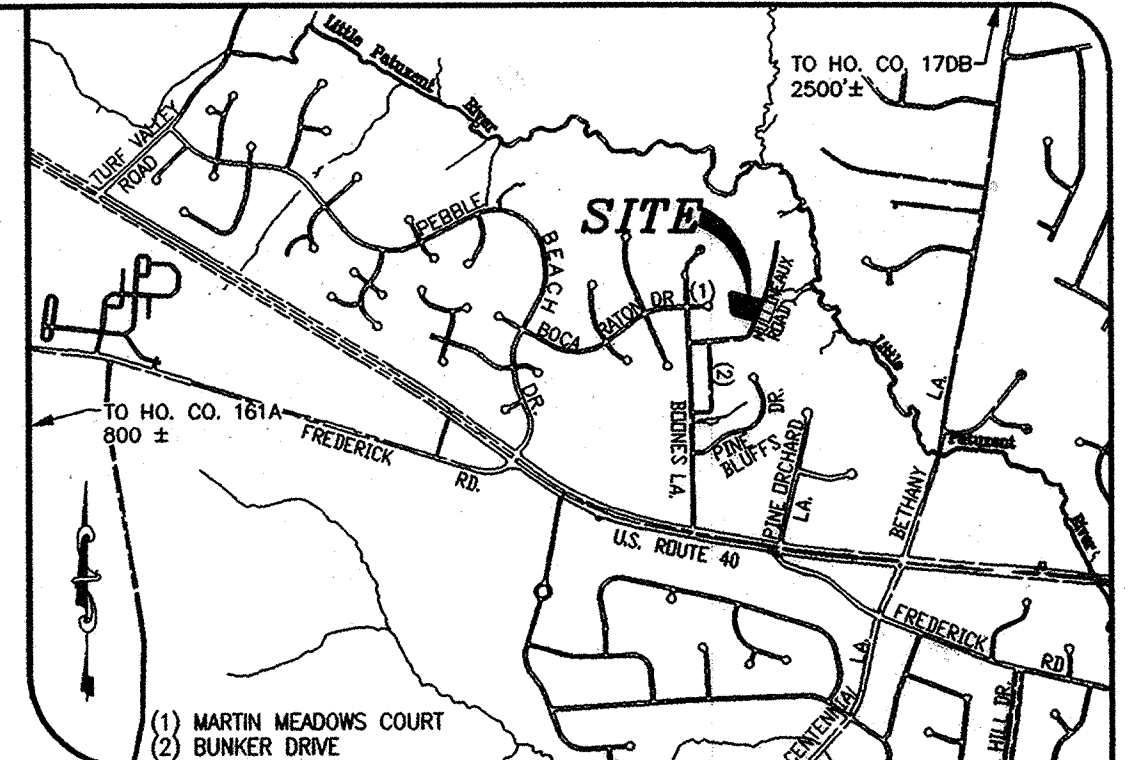
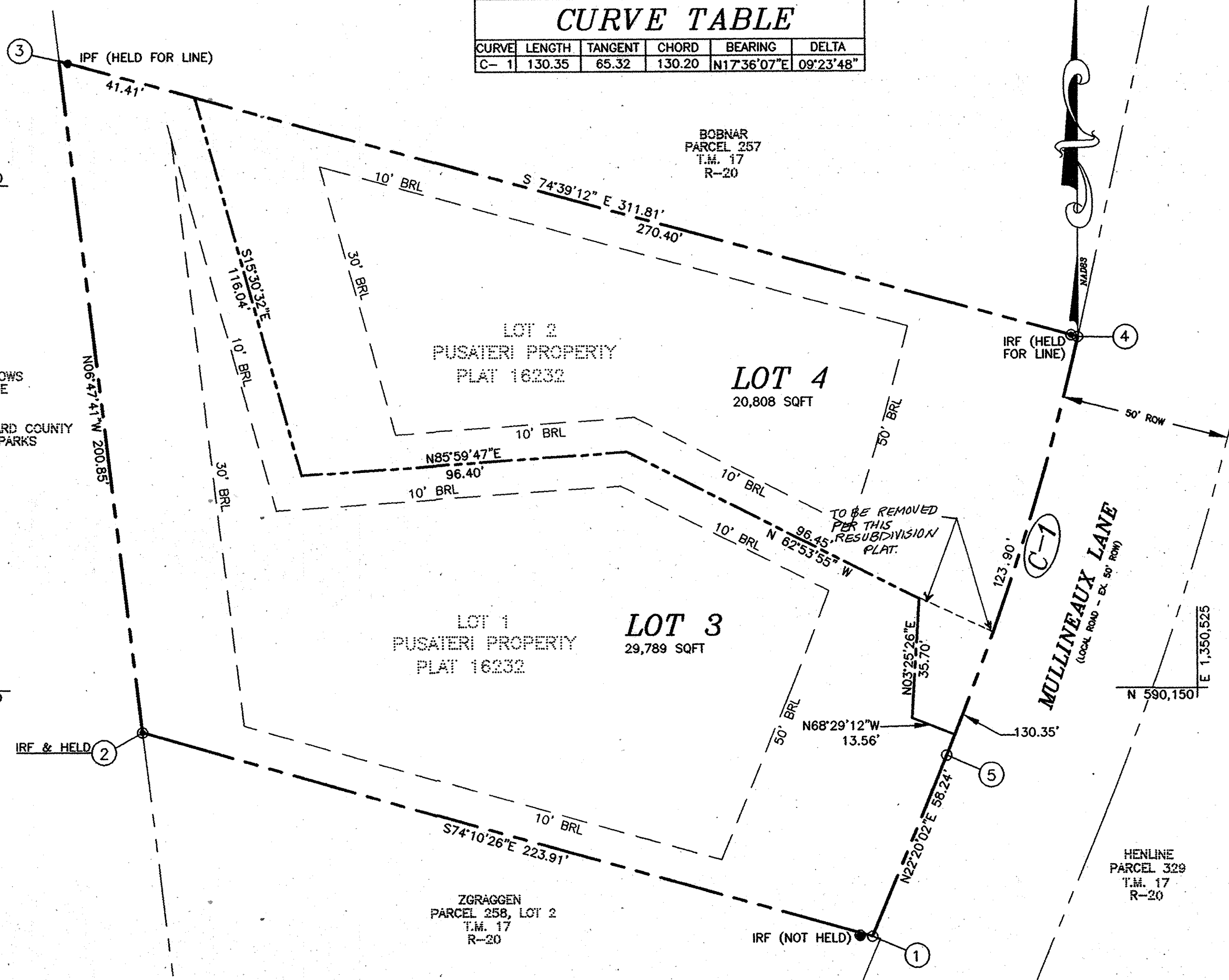
COORDINATE LIST

NO.	NORTH	EAST
1	590,076.367	1,350,428.474
2	590,137.432	1,350,213.051
3	590,336.867	1,350,189.288
4	590,254.345	1,350,489.979
5	590,130.239	1,350,450.605

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

CURVE TABLE

CURVE	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	130.35	65.32	130.20	N17°36'07"E	09°23'48"



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- THIS PROJECT IS IN CONFORMANCE WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BACKGROUND:**
TAX MAP : 17, PARCEL: 259 BLOCK: 19
ELECTION DISTRICT : SECOND
ZONING: R-20
DEED REFERENCE : L. 2148, F. 0406
DPZ FILES: F-03.046
- AREA TABULATION**
A. TOTAL TRACT AREA: 1.16 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS : 2
C. NUMBER OF OPEN SPACE LOTS : N/A
D. AREA OF PUBLIC RIGHT-OF-WAY : N/A
E. AREA OF BUILDABLE LOTS : 1.16 AC. ±
F. MINIMUM LOT AREA: 20,808 SQ.FT.
- ☐ DENOTES A CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE OR REBAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE.
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED. FEE-IN-LIEU IN THE AMOUNT OF \$1,500 WAS PROVIDED TO MEET OPEN SPACE REQUIREMENTS, UNDER F-03.046.
- THE PROPOSED SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I, SECTION 5.1.2.B.1, SINCE THE PROPOSED NET DISTURBANCE IS LESS THAN 5,000 SQ.FT.
- THIS PLAT IS BASED ON A FIELD RUN & MONUMENTED BOUNDARY SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2002.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 161A & 17DB.

STA. No. 161A	N 589,509.406	ELEV. 463.674
	E 1,346,343.647	
STA. No. 17DB	N 594,529.556	ELEV. 476.022
	E 1,352,722.586	
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PROPERTY LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER AND SEWER CONTRACT NUMBER IS 24-3304.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THE EXISTING DWELLING ON LOT 3 IS TO REMAIN.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PUSATERI PROPERTY LOTS 1 AND 2, INTO PUSATERI PROPERTY LOTS 3 AND 4. THIS REVISION PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 3 AND 4 IN ORDER TO PROVIDE PUBLIC SEWER FRONTAGE FOR LOT 4.

RECORDED AS PLAT 16775 ON 6/25/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PUSATERI PROPERTY
LOTS 3 AND 4
A RESUBDIVISION OF
PUSATERI PROPERTY LOTS 1 AND 2
SHEET 1 OF 1

TAX MAP 17	2ND ELECTION DISTRICT	SCALE: 1"=30'
PARCEL NO. 259	HOWARD COUNTY, MARYLAND	DATE: JUNE 2004
BLOCK 19	EX. ZONING R-20	DPZ FILE NOS. F-03.046
		PLAT # 16232

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.

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 6/2/04
B. MILDENBERG, SURVEYOR DATE

[Signature] 6-08-04
STEPHEN J. PUSATERI, OWNER DATE

[Signature] 6/8/04
DEBORAH L. PUSATERI, OWNER DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.16±
AREA OF OPEN SPACE LOTS	0
AREA OF PUBLIC ROAD RIGHT-OF-WAY	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.16±

- THE EXISTING 50' RIGHT-OF-WAY FOR MULLINEAUX LANE HAS BEEN DEDICATED TO HOWARD COUNTY BY A DEED DATED MARCH 7, 1959, RECORDED AS LIBER 329, FOLIO 348 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- LANDSCAPING FOR LOTS 3 AND 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE LOT 3 CONTAINS AN EXISTING DWELLING, IT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS. CREDIT IS BEING TAKEN FOR EXISTING TREES ON LOT 4; THEREFORE, NO FINANCIAL SURETY IS REQUIRED.
- THIS PROJECT IS EXEMPT FROM SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) SINCE THIS RESUBDIVISION DOES NOT CREATE ADDITIONAL LOTS AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- LOT 4 WILL REQUIRE A SITE DEVELOPMENT PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - 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 ENSURE ALL WEATHER USE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/18/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/16/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/22/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, STEPHEN J. & DEBORAH L. PUSATERI, 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 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 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 8th DAY OF June, 2004

[Signature]
STEPHEN J. PUSATERI, OWNER

[Signature]
DEBORAH L. PUSATERI, OWNER

[Signature] WITNESS

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF PUSATERI PROPERTY, LOTS 1 AND 2 AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 16232, AND BEING PART OF THE LAND CONVEYED BY JACK ALBERT HORTON TO STEPHEN J. PUSATERI BY DEED DATED MARCH 30, 1990, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 2148 AT FOLIO 0406 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.

[Signature] 6/18/04
B. MILDENBERG, SURVEYOR DATE

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