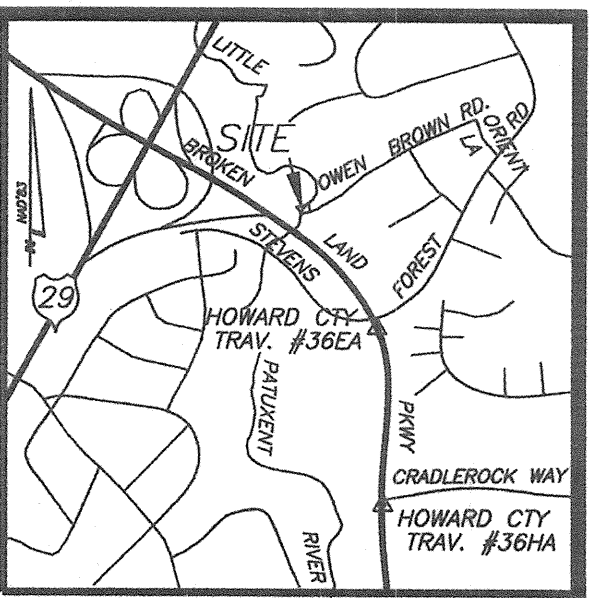


COORDINATES				
NO.	NORTHING (F)	EASTING (F)	NORTHING (M)	EASTING (M)
16	558947.273	1353744.805	170367.470	412622.242
31	558670.815	1353450.789	170283.205	412532.626
32	558633.456	1353503.207	170271.818	412548.603
36	558649.357	1353990.640	170276.665	412697.173
37	558637.857	1353976.767	170273.159	412692.944
38	558571.556	1353881.192	170252.951	412663.813
39	558519.909	1353803.155	170237.209	412640.027

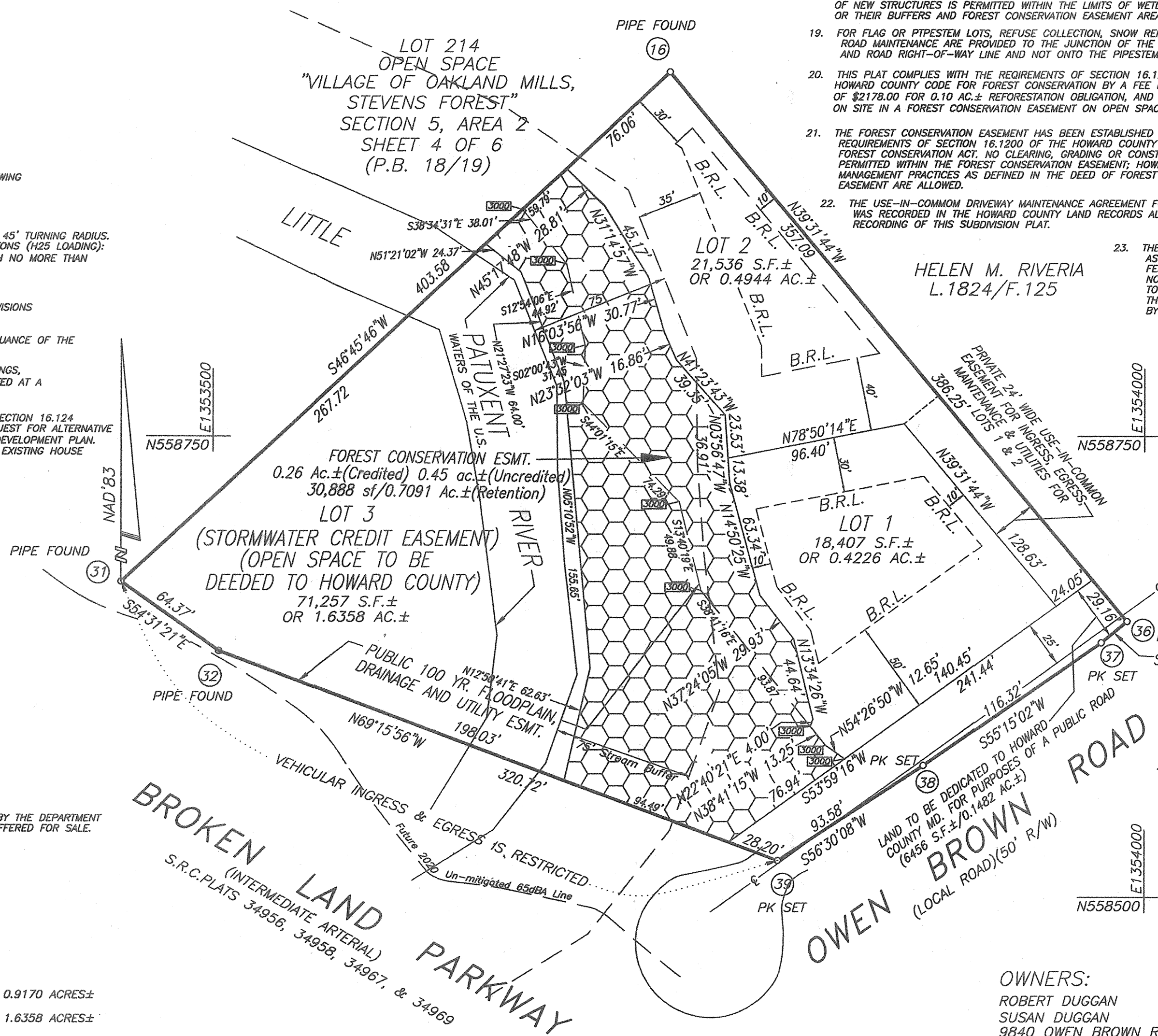
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	21,536 S.F.	3,105 S.F.	18,431 S.F.

OPEN SPACE CHART	
MINIMUM OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
2.7 AC. X 10% = 0.27 AC.	1.6 AC.±

- THERE ARE NO WETLANDS ON THE PROPERTY PER JANUARY 2004 SITE VISIT BY EXPLORATION RESEARCH, INC.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 2
- THE EXISTING SHED ON LOT 2 WILL BE REMOVED PRIOR TO SIGNATURE APPROVAL OF FINAL PLAT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE IN LIEU PAYMENT OF \$2178.00 FOR 0.10 AC.± REFORESTATION OBLIGATION, AND RETENTION OF 0.26 AC.± ON SITE IN A FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 3.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE USE-IN-COMMOM DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 1 & 2 WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAT.
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS, PER COUNCIL BILL NO.45-2003, EFFECTIVE 10/02/03, AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO.75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING PERMIT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 3, OR PORTIONS THEREOF, AND SHOWN ON THIS FINAL PLAT AS FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF 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 A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF A DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT FOR THE NEW LOT IS BEING OBTAINED BY USING STORMWATER MANAGEMENT CREDITS:
 - NATURAL AREA CONSERVATION CREDIT
 - SHEET FLOW TO BUFFER CREDIT IN CONJUNCTION WITH A PROPOSED LEVEL SPREADER.
- PLAT SUBJECT TO THE CONDITIONS OF WP-05-063 WHICH ON 3/24/05 APPROVED WAIVERS OF SECTION 18.116(a)(3) (to permit part of the required 75-foot stream buffer on Lot 2) AND OF SECTION 18.120(b)(4)(iii)(c) (to permit a 17-foot setback from the stream buffer for house construction on Lot 2 rather than the required 35-foot setback to the building envelope).



- NOTES:
- SUBJECT PROPERTY ZONED "R-20" PER 02/02/04 COMPREHENSIVE ZONING PLAN.
 - 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 1 RESIDENCE)
 - SURFACE SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45' 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 INSURE ALL WEATHER USE.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - PERIMETER LANDSCAPING FOR LOT 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON A REQUEST FOR ALTERNATIVE COMPLIANCE ON FILE WITH THIS PLAN AND HAS BEEN DEFERRED TO THE SITE DEVELOPMENT PLAN. LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE IT CONTAINS AN EXISTING HOUSE TO REMAIN.
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 36HA & 36EA
 - B.R.L. DESIGNATES BUILDING RESTRICTION LINE
 - 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 THE MARKERS HAVE BEEN COMPLIED WITH.
 - SCOTT SHANABERGER DATE 7/28/05
 - DATE 7/28/05
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER OF 2003.
 - THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
 - WATER CONTRACT 710-D-W SEWER CONTRACT 319W&S
 - PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	39,943 S.F. OR 0.9170 ACRES±
NON-BUILDABLE	0
OPEN SPACE	71,257 S.F. OR 1.6358 ACRES±
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	6456 S.F. OR 0.1482 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	117,656 S.F. OR 2.7010 ACRES±

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Robert M. Duggan 7/28/05
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
10/15/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

11/14/05
DIRECTOR DATE

OWNERS CERTIFICATE

WE, ROBERT M. DUGGAN & SUSAN DUGGAN, 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND IT'S SUCCESSORS AND ASSIGNS,

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDERATION, 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THER CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 28th DAY OF July, 2003.

Robert M. Duggan 7/28/05
ROBERT M. DUGGAN (OWNER) DATE
Susan Duggan 7/28/05
SUSAN DUGGAN (OWNER) DATE

Witness: [Signatures] DATE 7/28/05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY ROBERT M. DUGGAN TO ROBERT M. DUGGAN AND SUSAN DUGGAN BY DEED DATED AUGUST 27, 1993 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2996 FOLIO 414 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.

G. Scott Shanaberger 7/28/05
PROFESSIONAL L.S. #10849 DATE

PURPOSE:
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN ADDITIONAL BUILDING LOT.

OWNERS:
ROBERT DUGGAN
SUSAN DUGGAN
9840 OWEN BROWN ROAD
COLUMBIA, MD 21045

RECORDED AS PLAT # 17762 ON 10/20/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

RESUBDIVISION PLAT
VILLAGE OF OAKLAND MILLS, SEC. 5, AREA 2
LOTS 1, 2, &
OPEN SPACE LOT 3
DUGGAN PROPERTY
SHEET 1 OF 1

(A RESUBDIVISION OF LOT 217, VILLAGE OF OAKLAND MILLS, STEVENS FOREST, P.B. 18/19) 6TH ELECTION DISTRICT, HOWARD COUNTY, MD
PREVIOUS COUNTY FILE NUMBERS: P-68-10, F-69-23, FDP-65-A ZONED R-20
TAX MAP 36, GRID 8, p/o PARCEL 315
SCALE: 1"=50' DATE: DECEMBER 1, 2004