

**LEGEND**

- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD
- 3/4" IRON PIPE AND CAP SET
- CONCRETE MONUMENT AND CAP SET

Pt #	Northing	Easting	Descriptor
51	602556.4529	1303184.5311	B+C S+L 153
63	602564.9719	1303192.2046	1" BAR
522	601869.0581	1303938.1643	
523	601593.5498	1303654.6539	
524	601507.4527	1303518.0959	
525	601758.7429	1303828.3898	
526	602234.8570	1303286.7933	CAPPED PIPE SET
527	602254.6670	1303349.0919	CAPPED PIPE SET
528	601821.1770	1303696.2997	CAPPED PIPE SET
531	601861.4219	1303733.8445	CONC. MON. SET
532	602014.3346	1303489.2521	CAPPED PIPE SET
571	601886.1208	1303919.8745	CONC. MON. SET
572	601532.0712	1303510.2676	CONC. MON. SET
573	601613.3758	1303639.2243	CAPPED PIPE SET
574	601776.6171	1303810.9076	CONC. MON. SET

**GENERAL NOTES**

- 1) THIS PLAT IS BASED ON A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 25th 2004 BY BRIAN R. DIETZ, PROFESSIONAL LAND SURVEYOR #21080.
- 2) COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM NAD 83-91 AS ESTABLISHED BY GPS OBSERVATION FROM THE FOLLOWING HOWARD COUNTY GEODETIC STATIONS: 08H5 & 08G6.
- 3) THIS PARCEL IS ZONED RC-DEO IN ACCORDANCE WITH THE COMPREHENSIVE REZONING PLAN DATED FEBRUARY 2, 2004.
- 4) AREAS SHOWN HEREON ARE MORE OR LESS.
- 5) THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF BUILDING OR GRADING PERMIT APPLICATIONS.
- 6) THERE ARE NO STREAMS OR WETLANDS ON SITE, PER A LETTER FROM ECOTONE, INC., DATED APRIL 26, 2005.
- 7) LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD 0.316 ACRES.
- 8) THERE IS AN EXISTING, NON-CONFORMING, WITH CURRENT ZONING REGULATIONS, DWELLING LOCATED ON LOT 1, TO REMAIN, AND AN EXISTING GARAGE, TO REMAIN ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 9) THERE ARE NO CEMETERIES OR HISTORIC BUILDINGS ON THIS SITE.
- 10) THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b) (1) (viii) OF THE HOWARD COUNTY CODE FOR A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- 11) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

- 12) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12' (14' SERVING MORE THAN 1 RESIDENCE)
  - b) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIO COATING (1-1/2" MIN.)
  - c) GEOMETRY - MAX. 15% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/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 SURFACE.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 13) OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR LOT 2 IN THE AMOUNT OF \$ 1500.00. BE ADVISED THAT AT THE TIME OF SUBMISSION OF THE ORIGINAL PLAT FOR SIGNATURE, THE OWNER WILL BE REQUIRED TO PAY A \$ 1500.00 FEE-IN-LIEU OF OPEN SPACE IN ACCORDANCE WITH SECTION 16.121(a) (2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SINCE THIS IS AN RC, NON CLUSTER SUBDIVISION.
- 14) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. 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 SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

**AREA TABULATION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/AND OR PARCELS	6.425 AC.
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.316 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED -	6.740 AC.

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

*Roberto Wala* 5/9/06  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paula D. Gaither* 5/11/06  
Chief, Development Engineering Division Date

*Wayne M. Gaither* 5/22/06  
Director Date

**OWNER'S CERTIFICATE**

WAYNE GAITHER AND PAULA GAITHER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 EASEMENT AREAS SHOWN HEREIN; (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 RIGHT TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

*Wayne M. Gaither* 2/8/06  
WAYNE M. GAITHER DATE

*Paula D. Gaither* 2-8-06  
PAULA D. GAITHER DATE

*Paula D. Gaither* 2/8/06  
WITNESS DATE

*Paula D. Gaither* 2/8/06  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY GENEVIEVE COOK TO WAYNE GAITHER AND PAULA GAITHER BY DEED DATE JANUARY 15, 2001 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5333, FOLIO 225, 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.

*Brian R. Dietz*  
BRIAN R. DIETZ  
PROFESSIONAL LAND SURVEYOR #21080

4-3-06  
DATE

DIETZ SURVEYING, Co.  
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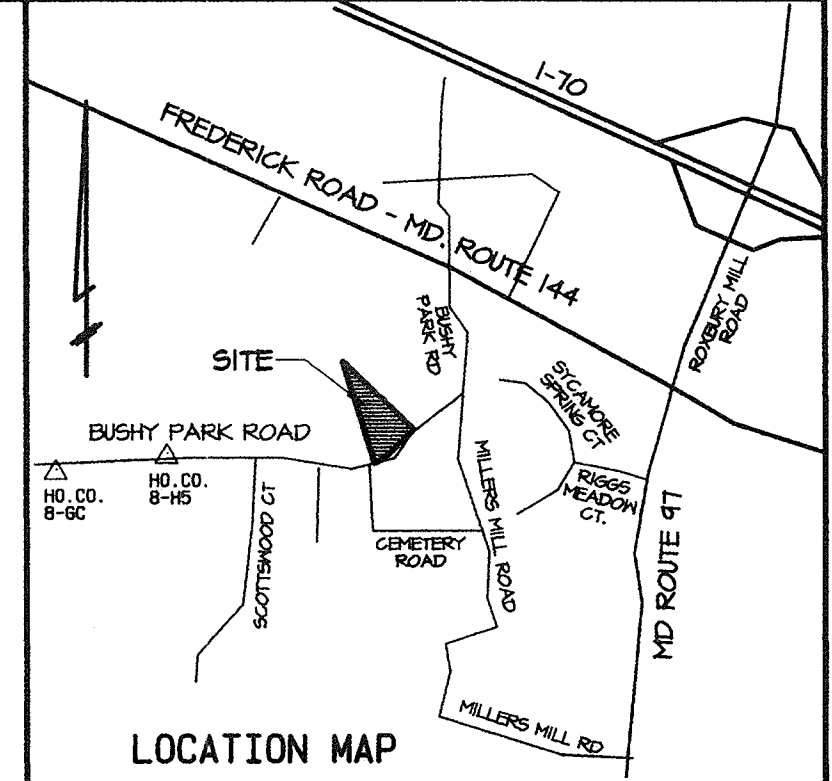


RECORDED AS PLAT NO. **18302**  
AMONG THE LAND RECORDS  
OF HOWARD COUNTY, MARYLAND.

**FINAL PLAT**  
of  
**GAITHER ESTATES**  
LOTS 1 and 2

TAX MAP 8, GRID 22, PARCEL 84

SHEET 1 of 1 ZONED: RC-DEO  
4th ELECTION DIST. WOODBINE, MD.  
SCALE: 1" = 100' DATE: FEBRUARY 11, 2005  
PREVIOUS FILES: 6P-88-66, P-84-22, F-91-167,  
TU-05-007



**VICINITY PLAN**  
SCALE: 1" = 2000'  
ADC MAP #4-A-13

15. A TEMPORARY USE PERMIT (TU-05-007) WAS GRANTED ON NOVEMBER 15, 2005 TO RETAIN AN EXISTING GARAGE AS THE SOLE STRUCTURE ON LOT 2.
- 16) THE REQUIREMENTS 3-10B, 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
 

*Brian R. Dietz* 4/3/06  
BRIAN R. DIETZ, PROF. L.S. #21080 DATE

*Wayne M. Gaither* 2/8/06  
WAYNE M. GAITHER DATE

*Paula D. Gaither* 2-8-06  
PAULA D. GAITHER DATE
- 17) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 18) PRIVATE WATER AND SEWER ARE TO BE USED TO SERVICE THIS DEVELOPMENT.
- 19) LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE AN EXISTING DWELLING IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 2 FOR 7 SHADE TREES IN THE AMOUNT OF \$ 2100.00 WILL BE PROVIDED AT THE BUILDERS/OWNERS GRADING PERMIT APPLICATION.
- 20) THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT DUE TO THE DISTURBANCE BEING LESS THAN 5000 SQ.FT. IF DISTURBANCE EXCEEDS 5000 SQ.FT. STORMWATER MANAGEMENT SHALL BE PROVIDED AT BUILDING PERMIT STAGE.