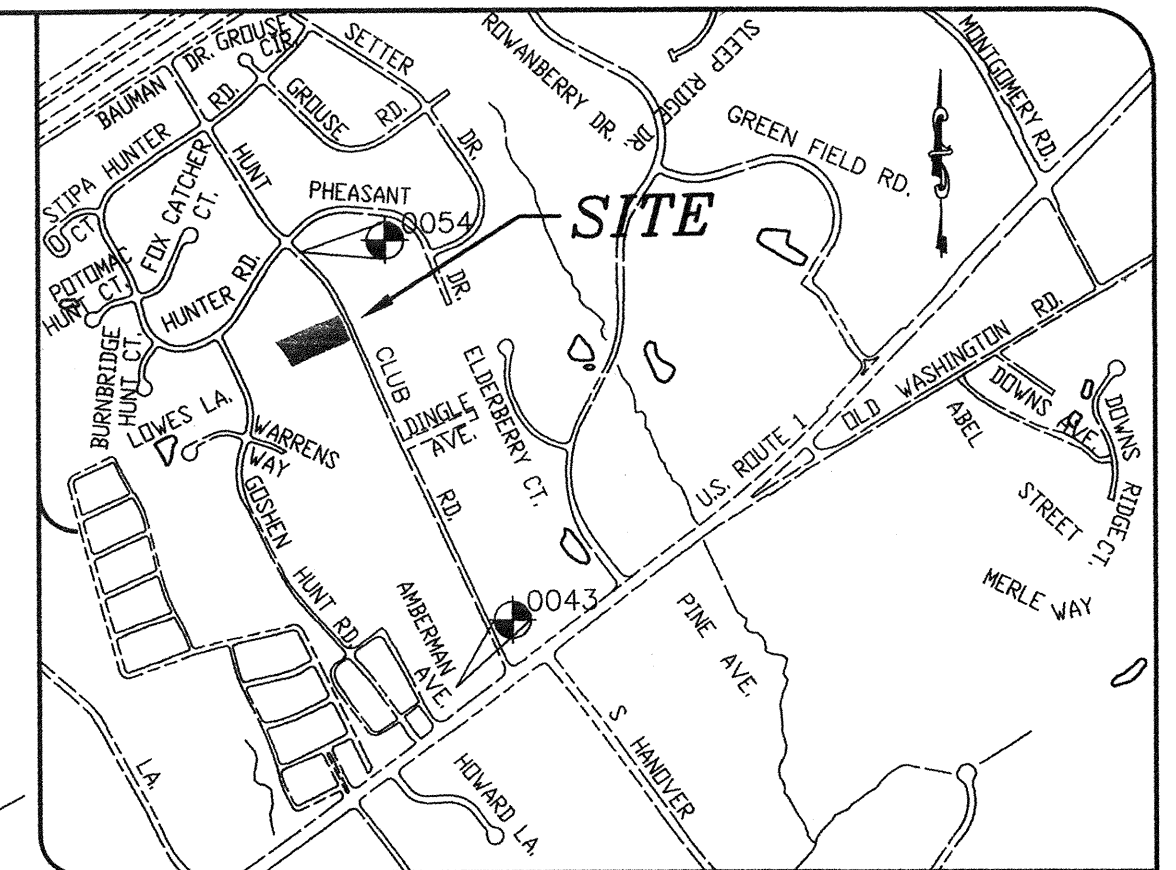
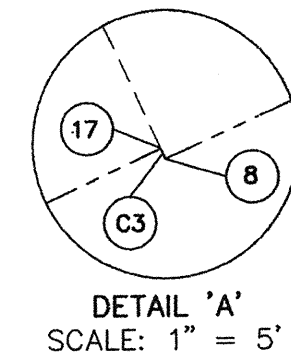


GENERAL NOTES:

- TAX MAP 38, GRID 7, PARCEL 53 AND PARCEL 515 - LOT 108.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2004 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 0043 AND 0054
STATION NO. 0043 N 558479.008 ELEVATION 189.501
E 1386642.06
STATION NO. 0054 N 560818.409 ELEVATION 235.681
E 1385770.21
- 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 WITH A CONTIGUOUS AREA OF 20,000 SQ.FT. EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO SCIENCE PROFESSIONALS ON AUGUST 2004.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 1.57 AC. ±
AREA OF PUBLIC ROAD DEDICATION = 0.057 AC ±
AREA OF THE SMALLEST LOT = 12,396 SQUARE FEET
REQUIRED OPEN SPACE = 1.51 X 8% = 0.12 AC. ±
PROVIDED OPEN SPACE = 0.00 AC ±
NUMBER OF PROPOSED BUILDABLE LOTS = 3
AREA OF PROPOSED BUILDABLE LOTS = 1.51 AC. ±
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 (1.5" MIN.).
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 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.
- EXISTING STRUCTURES ON LOT 1 AND 3 ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB75-2003. 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 APPLICATION OR BUILDING/GRADING PERMIT.

- THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF HOUSES ON THESE LOTS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.24 ACRES (10,454 SQ. FT.) REFORESTATION IN THE AMOUNT OF \$5,227.20.
- SWM IS PROVIDED VIA THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. THE 6 FOOT PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT IS FOR FUTURE, NONROOFTOP DISCONNECTION CREDIT PRACTICE.
- LANDSCAPING FOR LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (9 SHADE TREES - \$2,700.00) IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. LOTS 1 & 3 ARE EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE BOTH CONTAIN EXISTING HOUSES TO REMAIN.
- OPEN SPACE WILL NOT BE PROVIDED, THEREFORE A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 WILL BE PAID PER SECTION 16.121(b) OF THE HOWARD COUNTY CODE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- NO FLOODPLAIN EXISTS ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. THE SITE LIES BEYOND THE 1000 FOOT LIMITS OF US ROUTE 1 AND INTERSTATE ROUTE 95.
- WAIVER PETITION REQUEST TO WAIVE SECTION 16.120(b)(4)(i) WHICH REQUIRES A USEABLE LOT DESIGN - REGULAR, GENERALLY RECTANGULAR LOT DESIGN WAS GRANTED. WAIVER PETITION WP-06-16 WAS APPROVED ON SEPTEMBER 29, 2005.



VICINITY MAP SCALE: 1" = 1000'

OWNER

ROBERT P DELANEY
HELENA L DELANEY, OWNER
6713 GOSHEN HUNT RD.
ELK RIDGE MD 21075

COORDINATE TABLE

POINT	NORTHING	EASTING
1	560329.04	1385652.40
2	560399.81	1385808.40
3	560403.54	1385817.68
4	560470.05	1385982.99
5	560478.19	1386003.22
6	560348.31	1386055.48
7	560342.27	1386042.13
8	560204.33	1385737.44
9	560399.90	1386016.52
10	560457.90	1385989.13
11	560291.08	1385684.91
12	560255.56	1385569.81
13	560204.58	1385461.18
14	560186.47	1385469.68
15	560235.32	1385573.79
16	560155.75	1385633.22
17	560204.60	1385737.32

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	
					LENGTH	DIRECTION
C1	50.00'	461.64'	06°12'19"	25.02'	49.97'	S40°35'53"E
C2	98.82	481.64'	11°45'19"	49.58	98.64	S30°44'17"E
C3	0.30	461.64'	00°02'14"	0.15	0.30	S24°54'13"E

LEGEND

- DENOTES RIGHT-OF-WAY DEDICATION
- DENOTES 6' PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
- DENOTES 20' DRAINAGE AND UTILITY EASEMENT
- 30'BRL 30' BUILDING RESTRICTION LINE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	17,637 SQ.FT.	2,300 SQ.FT.	15,337 SQ.FT.

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.

JOHN B. MILDENBERG, SURVEYOR 10/21/05 DATE
ROBERT P. DELANEY, OWNER 10/21/05 DATE
HELENA L. DELANEY, OWNER 10/21/05 DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.51 AC. ±
AREA OF OPEN SPACE LOTS	0.000 AC.
AREA OF PARCELS	0.000 AC.
AREA OF ROADWAY	0.057 AC.
AREA	1.57 AC. ±

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

Robert J. Walter 11/16/05 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/3/05 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/21/05 DATE
DIRECTOR

OWNER'S STATEMENT

WE, ROBERT P DELANEY AND HELENA L DELANEY, OWNER 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.

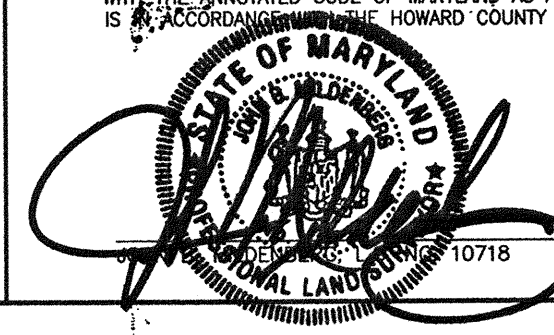
WITNESS MY HAND THIS 21st DAY OF October, 2005

HELENA L DELANEY, OWNER
ROBERT P. DELANEY, OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY WILLIAM F. DURR TO ROBERT P. DELANEY AND HELENA L. DELANEY BY DEED DATED JUNE 30, 2003, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 FOLIO 82 AND THE RESUBDIVISION OF LOT 108, P 515, PLAT # 9072, CONVEYED BY RYLAND GROUP INC. TO ROBERT P. DELANEY AND HELENA L. DELANEY BY DEED DATED MARCH 27, 1992, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2523 FOLIO 115 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.



RECORDED AS PLAT 17841 ON 11/29/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DELANEY PROPERTY
LOTS 1 - 3
A SUBDIVISION OF PARCEL 53 AND RESUBDIVISION OF
LOT 108 - HUNT CLUB ESTATES PLAT #9072

SHEET 1 OF 1

TAX MAP 38 PARCEL 53 GRID 7 PARCEL 515 - LOT 108
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-12
SCALE: 1"=50' DATE: OCTOBER 2005

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (410) 997-0298 Paz.