

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SA-8 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODESIC CONTROL STATIONS NO. 42EC N 545,417.005 E 1,360,140.3672 42EF N 545,623.3664 E 1,359,044.4465
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 7, 2005, BY KCI TECHNOLOGIES, INC.
- ALL LOT AREAS SHOWN ARE MORE OR LESS.
- DENOTES IRON PIPE OR BAR FOUND.
- DENOTES PRIVATE DRIVEWAY EASEMENT.
- DENOTES FOREST CONSERVATION EASEMENT.
- DENOTES PRIVATE DRIVEWAY EASEMENT.
- DENOTES PRIVATE ACCESS EASEMENT TO OPEN SPACE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.2 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/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 4, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.1364 ACRES OF FOREST AND REFORESTATION OF 0.1262 ACRES. FINANCIAL SURETY FOR THE 0.1364 ACRES OF RETENTION IN THE AMOUNT OF \$1,189 AND 0.1262 ACRES OF REFORESTATION IN THE AMOUNT OF \$2,749 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,938.
- LANDSCAPING FOR LOTS 2 AND 3 HAS BEEN CONCEPTUALLY APPROVED WITH THE FINAL PLAN AND IS ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. APPROVAL OF THE LANDSCAPING WILL BE REQUIRED AT THE SITE DEVELOPMENT PLAN STAGE.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. HOME OWNER ASSOCIATION ID NO. 1000361992010193 DATE ACCEPTED 10-13-2005. COVENANTS AND BYLAWS WILL BE RECORDED SIMULTANEOUSLY WITH PLAT.
- OPEN SPACE LOT 4 (0.3119 AC.) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE SULLIVAN BLAKE HOME OWNERS ASSOCIATION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX 14% GRADE, MAX 10% GRADE CHANGE AND MIN. 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;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- 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 NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- NO WETLANDS, STREAMS, STEEP SLOPES, FLOODPLAIN, HISTORIC STRUCTURES OR CEMETERIES EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY KCI TECHNOLOGIES IN MARCH 2005.

- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOTS 2 & 3.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- AREA OF SUBDIVISION= 1.1480 AC, OPEN SPACE= 0.2870 AC (1.1480x25%= 0.2870 AC PROVIDED OPEN SPACE= 0.3119 AC CREDITED OPEN SPACE= 0.2873.

PLAT NOTE

A SHARED DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY WITH THIS PLAT.

A) FOREST CONSERVATION (REFORESTATION) EASEMENT LINE TABLE

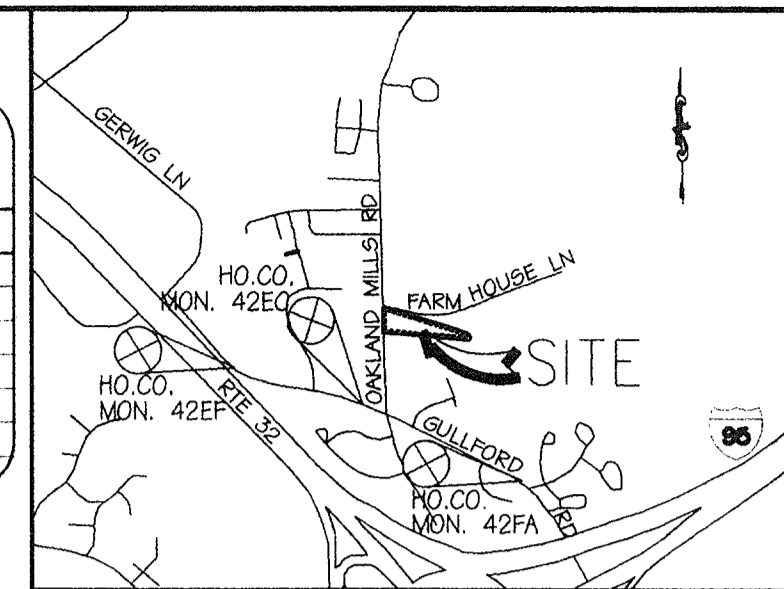
No.	BEARING	DISTANCE
FC-1	S 16°59'14" W	77.97'
FC-2	S 73°00'46" E	96.5'
FC-3	S 70°14'35" E	22.71'
FC-4	N 16°59'14" W	48.05'
FC-5	S 84°59'34" E	77.21'

B) FOREST CONSERVATION (RETENTION) EASEMENT LINE TABLE

No.	BEARING	DISTANCE
FC-3	N 70°14'35" E	22.71'
FC-4	N 16°59'14" E	48.05'
FC-6	N 73°00'46" W	103.84'
FC-7	N 05°00'26" W	35.00'
FC-8	S 84°59'34" E	131.98'

24' COMMON DRIVE/ UTILITY EASEMENT LINE TABLE

No.	BEARING	DISTANCE
CD-1	N 02°26'23" W	24.00'
CD-2	N 87°33'37" E	13.26'
CD-3	S 34°35'39" E	58.26'
CD-4	S 84°59'34" E	151.28'
CD-5	S 16°59'14" W	24.53'
CD-6	N 84°59'34" W	157.49'
CD-7	S 34°35'39" E	56.29'



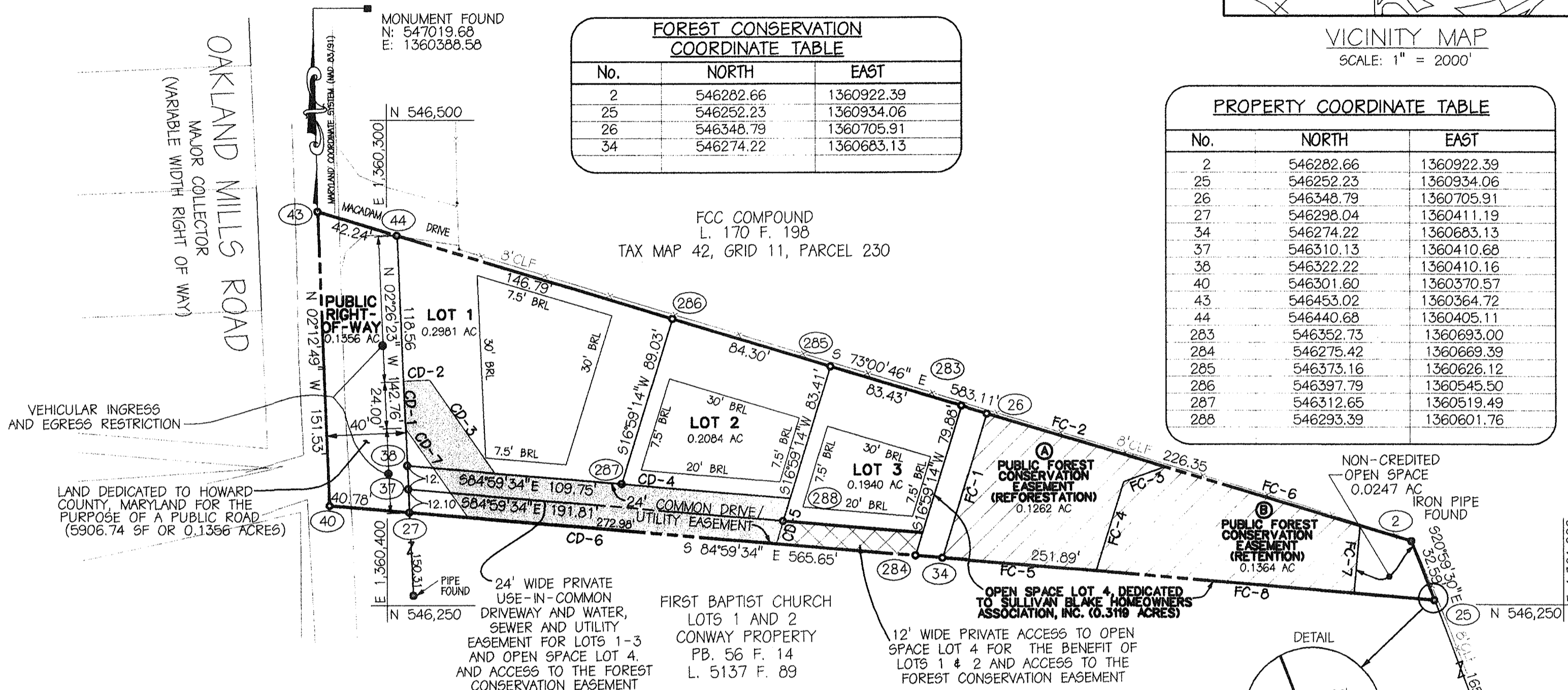
VICINITY MAP
SCALE: 1" = 2000'

FOREST CONSERVATION COORDINATE TABLE

No.	NORTH	EAST
2	546282.66	1360922.39
25	546252.23	1360934.06
26	546348.79	1360705.91
34	546274.22	1360683.13

PROPERTY COORDINATE TABLE

No.	NORTH	EAST
2	546282.66	1360922.39
25	546252.23	1360934.06
26	546348.79	1360705.91
27	546298.04	1360411.19
34	546274.22	1360683.13
37	546310.13	1360410.68
38	546322.22	1360410.16
40	546301.60	1360370.57
43	546453.02	1360364.72
44	546440.68	1360405.11
283	546352.73	1360693.00
284	546275.42	1360669.39
285	546373.16	1360626.12
286	546397.79	1360545.50
287	546312.65	1360519.49
288	546293.39	1360601.76



MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	0.2981 AC	0.0000 AC	0.2981 AC (12,985 SF)
2	0.2084 AC	0.0297 AC	0.1787 AC (7,786 SF)
3	0.1940 AC	0.0523 AC	0.1417 AC (6,172 SF)
4	0.3119 AC	0.0000 AC	0.3119 AC (13,585 SF)

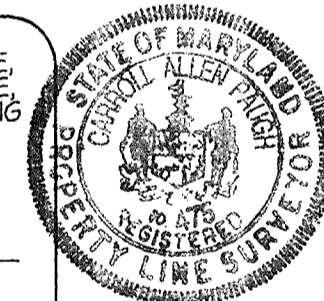
AREA TABULATION CHART

TOTAL NUMBER OF LOTS.....	3
TOTAL NUMBER OF OPEN SPACE LOTS.....	1
TOTAL DEDICATED RIGHT-OF-WAY LOTS.....	1
TOTAL AREA OF BUILDABLE LOTS.....	0.7004 AC
TOTAL AREA OF OPEN SPACE.....	0.3119 AC
TOTAL AREA OF CREDITED OPEN SPACE.....	0.2873 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.1356 AC
TOTAL AREA TO BE RECORDED.....	1.1480 AC

THE REQUIREMENTS § 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.

C. Allen Paugh 2/6/06 DATE
C. ALLEN PAUGH MARYLAND PROPERTY LINE SURVEYOR No. 475

Patrick J. Goonan 2/9/06 DATE
SULLIVAN BLAKE REMODELING, INC.



DEVELOPER

SULLIVAN BLAKE REMODELING, INC.
3273 PINE ORCHARD LANE SUITE A
ELLCOTT CITY, MARYLAND 21042
ATTN: JOHN LANG
410-418-9166

OWNER

JOHN G. SULLIVAN JR. & PATRICK J. GOONAN
3273 PINE ORCHARD LANE SUITE A
ELLCOTT CITY, MARYLAND 21042
ATTN: JOHN LANG
410-418-9166

KCI TECHNOLOGIES ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS
14502 Greenview Drive, Suite 100 Laurel, Maryland 20708 (301) 953-1821 (410) 792-8086 Fax: (410) 792-7419 www.kci.com

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

Robert J. Weber 2/21/06 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Langley 2/14/06 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark Langley 2/23/06 DATE
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEROY WILBUR BROWN AND HAZEL EDNA BROWN TO JOHN G. SULLIVAN, JR. AND PATRICK J. GOONAN BY DEED DATED DECEMBER 1, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8905, FOLIO 570.

I ALSO CERTIFY 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.

C. Allen Paugh 2/6/06 DATE
C. ALLEN PAUGH MARYLAND PROPERTY LINE SURVEYOR NO. 475

OWNER'S CERTIFICATION

WE, JOHN G. SULLIVAN, JR. AND PATRICK J. GOONAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN 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 FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (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 RIGHTS-OF-WAY. 2005.

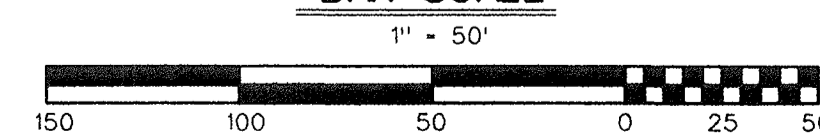
John G. Sullivan, Jr. 2/14/06 DATE
JOHN G. SULLIVAN, JR., OWNER
Patrick J. Goonan 2/9/06 DATE
PATRICK J. GOONAN, OWNER

RECORDED AS PLAT NO. 19120 ON 2/21/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT OF SULLIVAN BLAKE LOTS 1 - 3 & OPEN SPACE LOT 4

ZONED R-SA-8
TAX MAP NO. 42 GRID 16 PARCEL NO. 374
ELECTION DISTRICT 06
HOWARD COUNTY, MARYLAND
DECEMBER 13, 2005

BAR SCALE



SHEET 1 OF 1