

AREA TABULATIONS

- A) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE - 4
 NON BUILDABLE - 0
 OPEN SPACE - 0
 PRESERVATION PARCELS - 0
 ROAD WIDENING - 1
- B) TOTAL AREA OF LOTS AND/OR PARCELS
 BUILDABLE 99,634.7 SQ.FT.
 NON BUILDABLE 0 SQ.FT.
 OPEN SPACE 0 SQ.FT.
 PRESERVATION PARCELS 0 SQ.FT.
- C) TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS - 497 SQ.FT.
- D) TOTAL AREA OF SUBDIVISION TO BE RECORDED 100,131.7 SQ.FT. OR 2.299 ACRES

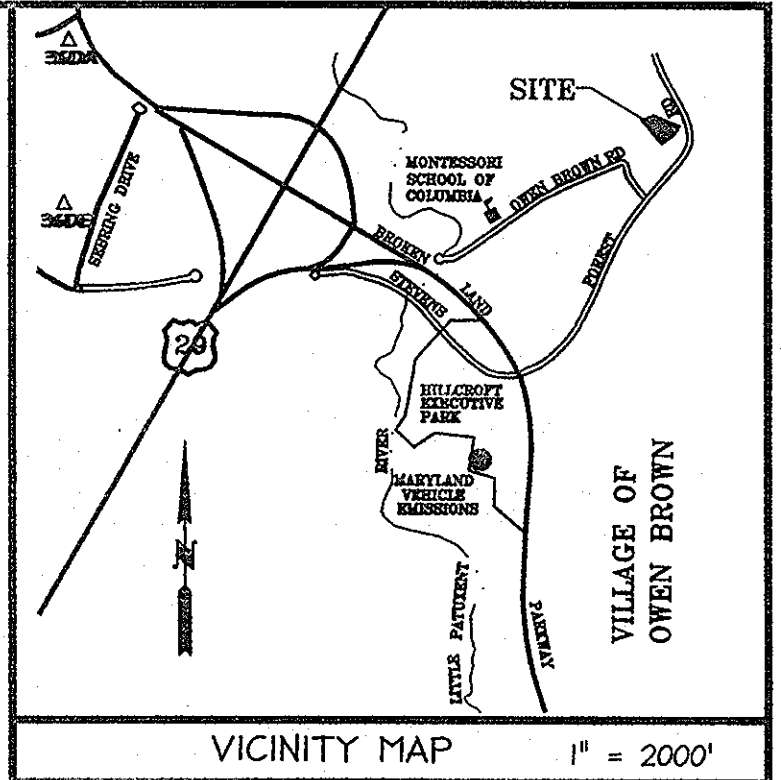
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	23,771.1 SQ.FT.	-----	23,771.1 SQ.FT.
2	22,853.6 SQ.FT.	1328.5 SQ.FT.	21,525.1 SQ.FT.
3	28,047.2 SQ.FT.	2651.4 SQ.FT.	25,395.8 SQ.FT.
4	24,463.0 SQ.FT.	-----	24,463.0 SQ.FT.

GENERAL NOTES

- 1) THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN JULY, 2005.
- 2) COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENTS (SHOWN ON VICINITY MAP):

NAME	NORTHING	EASTING	ELEVATION
36DE	559516.0004	1350409.5136	383.448
36DA	560849.356	1350037.490	363.703
- 3) THIS PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- 4) THERE ARE NO STEEP SLOPES, FOREST, NONTIDAL WETLAND BUFFERS, STREAMS OR STREAM BUFFERS BASED ON A FIELD REVIEW PERFORMED BY CHRISTOPHER CONSULTANTS IN JULY, 2005.
- 5) THIS IS A RESIDENTIAL INFILL DEVELOPMENT CREATING 10 OR FEWER LOTS. PER SECTION 16.121(a) OPEN SPACE WILL BE SATISFIED WITH A FEE-IN-LIEU OF \$4500 (\$1500 PER LOT FOR 3 NEW LOTS).
- 6) THE 1.46 ACRE FOREST CONSERVATION OBLIGATION WILL BE MET BY THE USE OF THE "FRIENDSHIP LAKES MITIGATION BANK" APPROVED UNDER SDP-02-117 AND F-03-171. A FINANCIAL SURETY HAS BEEN PROVIDED FOR THE ENTIRE MITIGATION BANK AREA AS PART OF THE DPM DEVELOPERS AGREEMENT FOR FRIENDSHIP LAKES
- 7) STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.133 OF THE HOWARD COUNTY SUBDIVISION AS WELL AS THE 2000 MDE STORMWATER DESIGN MANUAL. WATER QUALITY WILL BE ACHIEVED THROUGH THE USE OF BIO-RETENTION AREAS AND GRASS SWALES. THE STORMWATER MANAGEMENT SURETY IS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN SDP-06-077. ALL STORMWATER MANAGEMENT DEVICES WILL BE PRIVATELY MAINTAINED.
- 8) PER FEMA MAP #240044 033B DATED 04, 1986 THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 9) PUBLIC WATER AND SEWER IS LOCATED IN STEVENS FOREST ROAD PER CONTRACT#C-319-W & S, PROPOSED WATER AND SEWER TO THE LOTS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 18-122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3-22-07 ON WHICH DATE DEVELOPER AGREEMENT #24-129-D WAS FILED AND ACCEPTED. REFER TO HOWARD COUNTY CONTRACT 14-4379P FOR MORE INFORMATION.



- 10) AREAS SHOWN HEREON INDICATED ± ARE MORE OR LESS.
- 11) THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10-02-03 AND THE 2004 ZONING REGULATIONS, EFFECTIVE 4-13-04. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SET BACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/ GRADING PERMIT APPLICATION.
- 12) THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE. STEVENS FOREST ELEMENTARY SCHOOL IS WITHIN 1000' OF THIS SUBDIVISION. AN IMPROVED 4' SHOULDER WILL BE INSTALLED ALONG OWEN BROWN ROAD TO PROVIDE SAFE PEDESTRIAN MOVEMENT. A FEE-IN-LIEU FOR CONSTRUCTION OF A SIDEWALK ALONG THE PROPERTY FRONTAGE WILL BE PAID WITH SDP-06-077.
- 13) FOR FLAG OR PIPE STEM 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 PIPE STEM LOT DRIVEWAY.

- 14) DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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.
- 15) THE LANDSCAPE AND LANDSCAPING SURETY IS PART OF THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN SDP-06-077. LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT AND INCLUDED WITH SDP-06-077 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 16) A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF LOTS 1-4 PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS IN ACCORDANCE WITH SECTION 16.155(a)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 17) A PUBLIC 30" SEWER, WATER AND UTILITY EASEMENT HAS BEEN PROVIDED FOR WATER AND SEWER MAINS, ALONG THE USE-IN-COMMON ACCESS DRIVE.
- 18) DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORMDRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 4. ANY AND ALL CONVEYANCES OF EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT(S), DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 19) THE PERIMETER LANDSCAPING FOR THE SITE IS NOT TO BE BONDED UNDER F-06-125, BUT IS DEFERRED TO SDP-06-077.
- 20) THE 24' USE IN COMMON ACCESS AND MAINTENANCE AGREEMENT WILL BE RECORDED AT THE SAME TIME AS THE RESUBDIVISION PLAT.
- 21) THE BUILDER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TEE TURN AROUND IN OWEN BROWN ROAD. DETAILS OF THE CONSTRUCTION AND THE ASSOCIATED SURETY/DEVELOPER'S AGREEMENT WILL BE PROVIDED WITH THE SDP-06-077.
- 22) THE EXISTING SHED ON LOT 3 IS TO BE REMOVED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°16'11" E	25.00'
L2	N 26°34'23" E	35.17'
L3	N 18°43'49" W	24.47'
L4	N 71°16'11" E	25.00'
L5	N 64°02'00" W	35.17'
L6	S 18°43'49" E	24.74'

- LEGEND**
- IRON PIPE OR REBAR & CAP FOUND
 - LIMITS OF SUBDIVISION
 - PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - 30' UTILITY EASEMENT
 - ▨ 24' USE-IN-COMMON ACCESS EASEMENT
 - ▨ PUBLIC SEWER, WATER AND UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	38.00'	25.97'	25.47'	S 38°18'36" E	39°09'34"	13.52'
C2	50.00'	34.17'	33.51'	S 38°18'36" E	39°09'33"	17.78'
C3	62.00'	42.37'	41.55'	S 38°18'36" E	39°09'34"	22.05'
C4	379.99'	28.00'	28.00'	S 4°41'47" W	4°13'20"	14.01'

OWNER

DEAN P. AND TERESA S. McCULLOUGH
 804 GRAND CHAMPION DRIVE
 APARTMENT 204
 ROCKVILLE, MARYLAND 20850

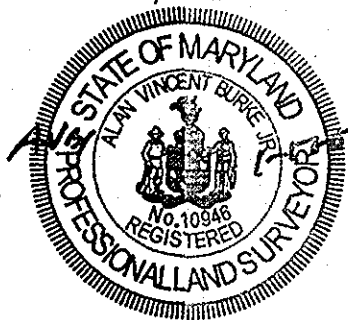
OWNER'S CERTIFICATE

WE, DEAN P. McCULLOUGH AND TERESA S. McCULLOUGH, 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 RIGHTS-OF-WAY IN THE SPECIFIC EASEMENT AREAS 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 GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE 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 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

By: *Teressa S. McCullough*
 Name: TERESA S. McCULLOUGH
 By: *Dean P. McCullough*
 Name: DEAN P. McCULLOUGH

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

Alan Vincent Burke, Jr. 1-17-07
 ALAN VINCENT BURKE, JR. PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10946
 By: *Teressa S. McCullough* 1/17/07
 Name: TERESA S. McCULLOUGH
 By: *Dean P. McCullough*
 Name: DEAN P. McCULLOUGH



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN A DEED FROM RALPH A. GALES AND BETTY O. GALES UNTO DEAN P. McCULLOUGH AND TERESA S. McCULLOUGH DATED NOVEMBER 28, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 859, FOLIO 261. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Alan Vincent Burke, Jr. 1-17-07
 ALAN VINCENT BURKE, JR. PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10946

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark McCullough 1/21/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark McCullough 1/17/07
 DIRECTOR

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

Robert J. Walker 3/13/07
 HOWARD COUNTY HEALTH OFFICER

RECORDED AS PLAT NUMBER 18983 ON 4-12-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION OF PARCELS 1 AND 2
OWEN WOODS
 TAX MAP 36 GRID 9 PARCEL 120 ZONE: R-20
 6TH ELECTION DISTRICT SHEET 1 OF 1 HOWARD COUNTY, MARYLAND
 SDP - 06 - 077 F - 06 - 125 CCL JOB No. 05F01.00
 SCALE 1" = 50' DATE: 04-13-2006 DRAWN BY: HLC CHECKED BY: CKB
 F-06-125

102B-169