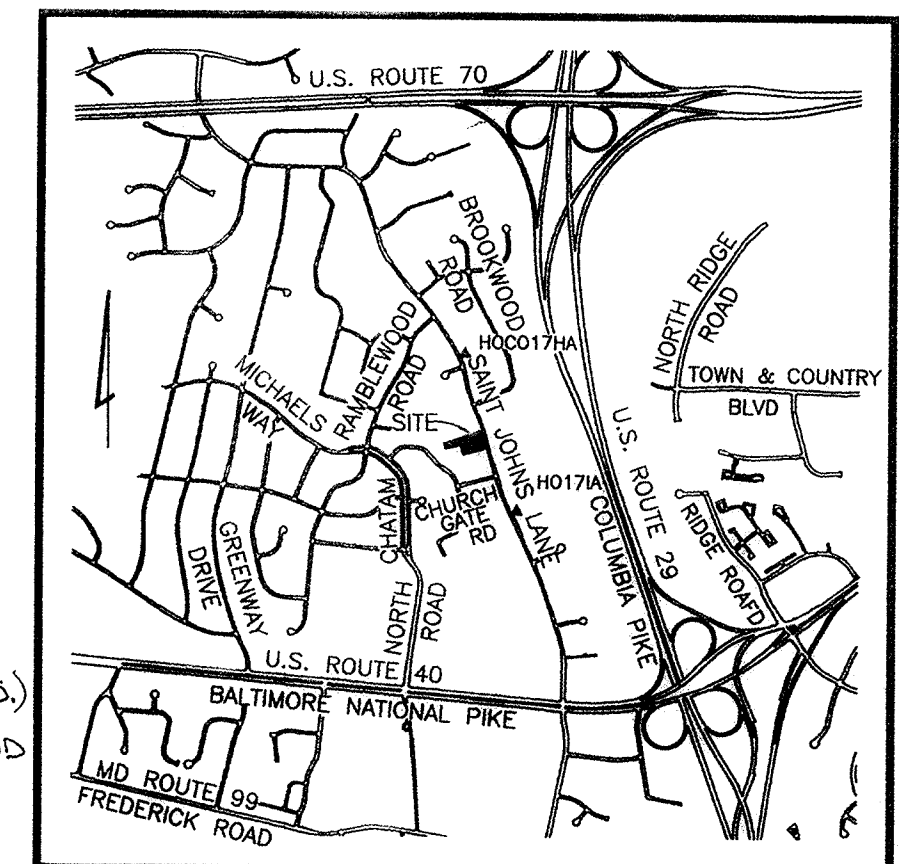


CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	100.00'	1635.28'	50.02'	03°30'15"	S19°25'10"E 99.99'
C2	100.01'	1605.28'	50.02'	03°34'10"	N19°24'21"W 99.99'

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
3	21799	3853	25652 SQ. FT.

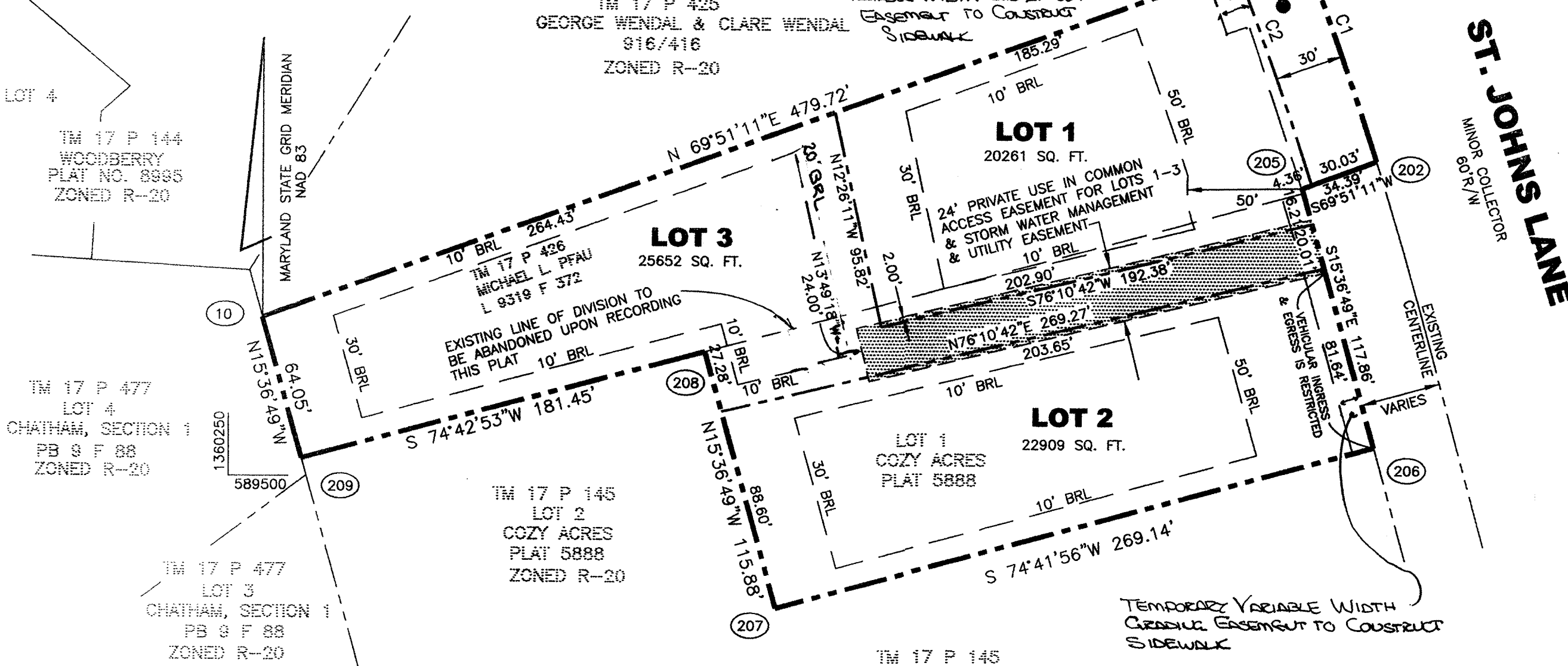
COORDINATE LIST		
POINT	NORTH	EAST
10	589569.52837	1360264.51804
200	589734.76000	1360714.88893
202	589640.45446	1360748.13528
205	589628.61099	1360715.85362
206	589515.09724	1360747.57647
207	589444.07314	1360487.97737
208	589555.67697	1360456.78828
209	589507.84192	1360281.75710

- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER APPLICATION OR BUILDING/GRADING PERMIT.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH THE RECENTLY ADOPTED RESIDENTIAL INFILL DEVELOPMENT REGULATIONS AS ALLOWED FOR IN THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPMENT OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS IN ACCORDANCE WITH SECTION 16.155(A)(2)(I) OF THE SUBDIVISION REGULATIONS.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-3304.
- ACCESS TO PUBLIC SEWER AND HAS BEEN PROVIDED UNDER CONTRACT NO. 32 S.
- A FEE IN LIEU FOR OPEN SPACE IN THE AMOUNT OF \$1500.00 WILL BE PAID WITH PLAT RECORDATION.
- ALL EXISTING STRUCTURES, INCLUDING THE EXISTING HOUSE, WERE REMOVED PRIOR TO THE RECORDING OF THIS PLAT.
- GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP FOR LOTS 1-3. APPROVED BY CHIEF, BUREAU OF ENGINEERING 2/13/06.



VICINITY MAP
SCALE 1"=2000'

HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
OPEN SPACE LOT 22
WOODBERRY PLAT #8985



GENERAL NOTES

- SUBJECT PROPERTY EDMD R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 171A N 588803.623 E 1361007.450
STATION 171A N 590619.832 E 1360433.450
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORM WATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET IS SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- A MAINTENANCE AGREEMENT FOR THE 24' PRIVATE USE IN COMMON DRIVEWAY SERVING LOTS 1, 2 & 3 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- THE ENVIRONMENTAL REPORT FOR THIS SITE DATED DECEMBER 21, 2005 WAS PREPARED BY ECO SCIENCE PROFESSIONALS, INC. NO WETLAND WERE FOUND ON THIS SITE.
- FOREST CONSERVATION OBLIGATIONS WILL BE PROVIDED BY A FEE IN LIEU OF 0.25 ACRES IN THE AMOUNT OF \$5445.00.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$5700.00. FOR THE 19 SHADE TREES HAS BEEN POSTED IN CONSTRUCTION WITH THE STORMWATER MANAGEMENT DEVELOPER AGREEMENT.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL TABULATIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
TOTAL AREA OF LOTS AND/OR PARCELS	1.57997 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.06888 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.64885 AC.

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.

Mark C. Martin 7/6/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE

Michael L. Pfauf 11/1/06
MICHAEL L. PFAU
DATE

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

Robert J. Walsh 3/7/07
HOWARD COUNTY HEALTH OFFICER 50 MJD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Pfauf 2/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael J. Pfauf 3/9/07
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS; 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. 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 1ST DAY OF NOVEMBER, 2006.

Michael L. Pfauf
MICHAEL L. PFAU

Megan Bretts
WITNESS

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 EDWARD J. MANNER AND RACHEL A. MANNER TO MICHAEL L. PFAU BY DEED DATED JULY 7, 2005 RECORDED IN LIBER 9319 FOLIO 372 AND ALL OF THE LANDS CONVEYED BY EDWARD F. DIRCKS AND KAREN M. DIRCKS TO MICHAEL L. PFAU BY DEED DATED JULY 7, 2005 RECORDED IN LIBER 9319 FOLIO 402 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY LINES SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 18921 ON 3/16/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STEEPLE CHASE
LOTS 1-3

TAX MAP 17, GRID 23, PARCEL 426 & P/O PARCEL 145

A SUBDIVISION OF TAX MAP 17, PARCEL 426 AND A RESUBDIVISION OF LOT 1, COZY ACRES, RECORDED AS PLAT NO. 5888

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 50'
JULY 6, 2006

50' 0 50' 100' 150'

SHEET 1 OF 1