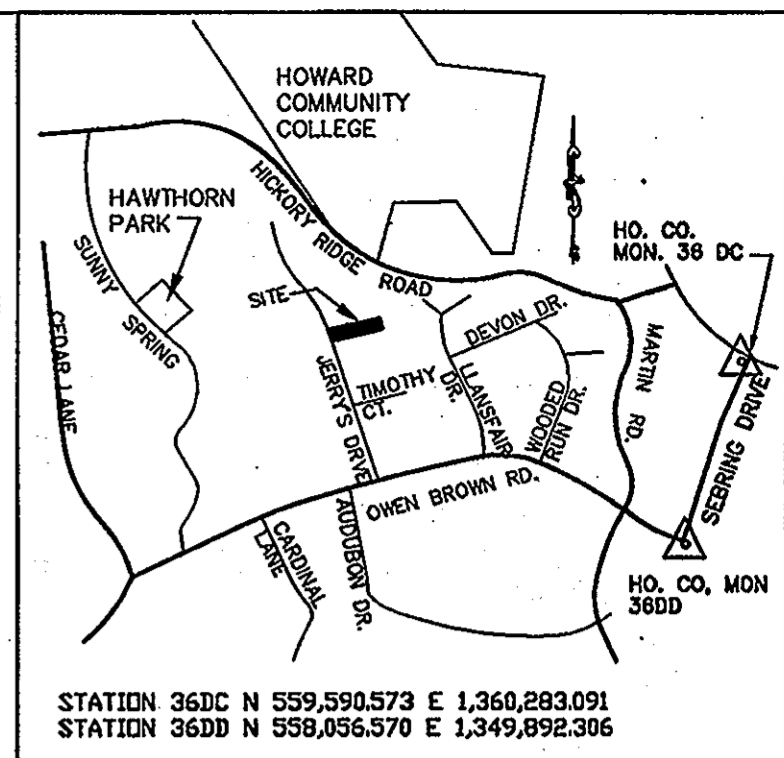


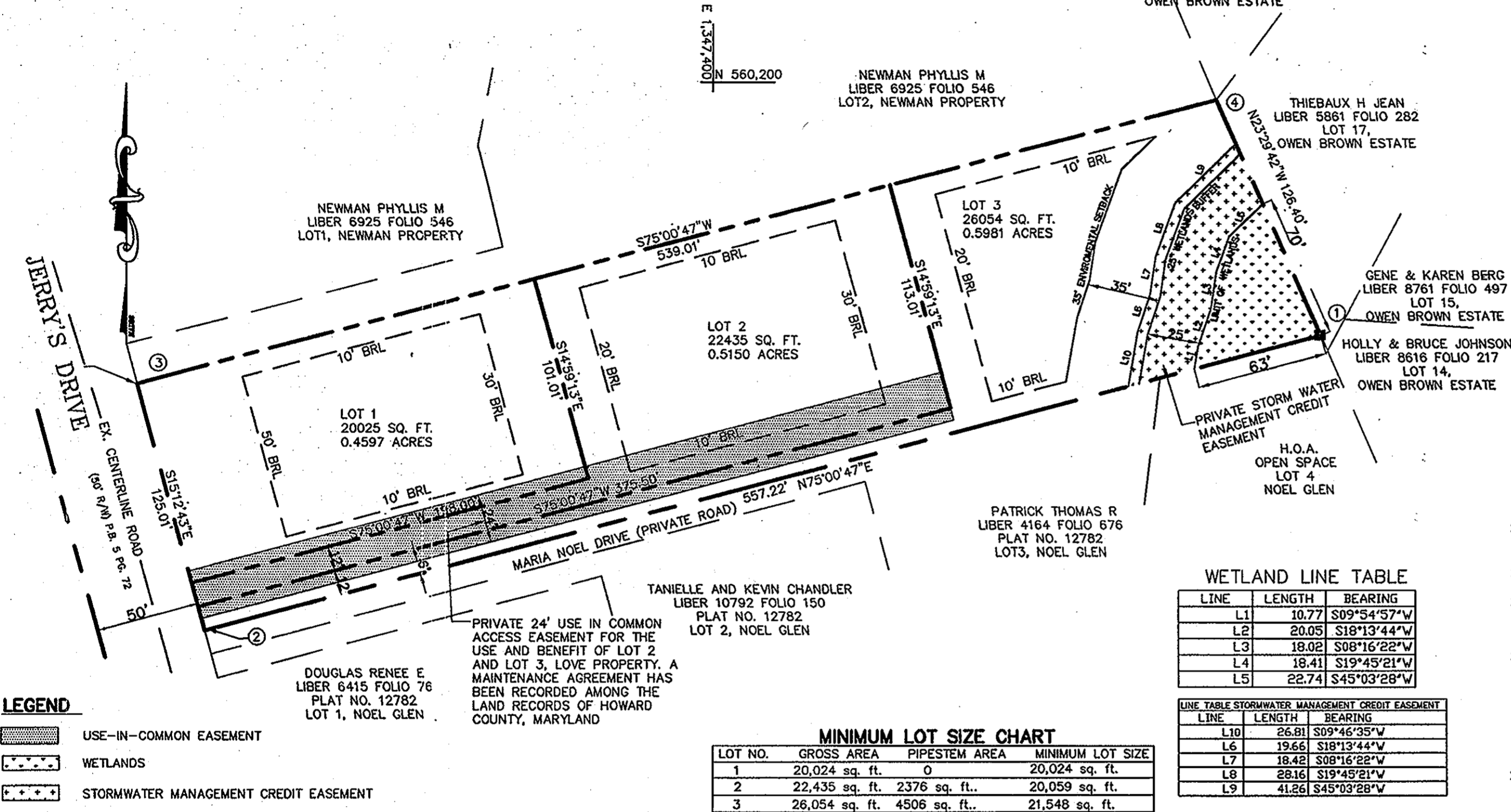
GENERAL NOTES

1. THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
2. SUBJECT PROPERTY ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 36DC & 36DD.
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, L.L.C. IN DECEMBER, 2006.
5. BRL DENOTES BUILDING RESTRICTION LINE.
6. DENOTES IRON PIN W/CAP SET
7. DENOTES IRON PIPE OR IRON BAR FOUND.
8. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
9. DENOTES STONE OR MONUMENT FOUND.

10. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - D) STRUCTURES (BRIDGES/CULVERTS) - 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 ENSURE ALL WEATHER USE.
11. STORMWATER MANAGEMENT WILL BE PROVIDED VIA GRASS CHANNEL CREDITS. WATER AND SEWER SERVICE TO THE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
12. WATER SERVICE FOR LOT 2 & 3 TO BE SERVED BY PUBLIC WATER (CONTRACT NO. 64-W). SEWER SERVICE FOR LOT 2 & 3 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 419-S) ALL AREAS ARE MORE OR LESS.
13. LANDSCAPING FOR LOT 2 & 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SINCE LOT 1 CONTAINS AN EXISTING DWELLING, IT IS EXEMPT FROM LANDSCAPING REQUIREMENTS. SURETY IN THE AMOUNT OF \$3,600.00 FOR THE REQUIRED LANDSCAPING OF LOT 2 & 3 WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION WITH THE SITE DEVELOPMENT PLAN.



VICINITY MAP
SCALE: 1"=2000' ADC MAP COOR. 15- E9



16. THE EXISTING DWELLING LOCATED ON LOT 1, KNOWN AS 6033 JERRYS DRIVE IS TO REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
17. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
18. THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING OR GRADING PERMIT APPLICATIONS.
19. A SITE DEVELOPMENT PLAN FOR LOT 2 & 3 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(o)(2)(ii).
20. WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC.
21. IN ACCORDANCE WITH SECTION 16.1210(b)(1) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, A FEE-IN-LIEU IN THE AMOUNT OF \$7,840.80 HAS BEEN PAID TO SATISFY FOREST CONSERVATION REQUIREMENTS.
22. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 & 3 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
23. FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
25. DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ASSIGNS AND SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
26. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
27. WAIVER PETITION WP-08-085, REQUESTING RELIEF FROM SECTIONS 16.132(o)(2)(i), 16.134(o)(1), 16.135 AND 16.136 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS DENIED BY THE PLANNING DIRECTOR ON MAY 9, 2008. PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$8,900.00 HAS BEEN PAID FOR THE REQUIRED ROAD IMPROVEMENTS AS DESCRIBED IN THE AFOREMENTIONED SECTIONS.
28. THE REQUIREMENTS FOR OPEN SPACE HAVE BEEN FULFILLED VIA A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00 FOR LOTS 2 AND 3.

- LEGEND**
- USE-IN-COMMON EASEMENT
 - WETLANDS
 - STORMWATER MANAGEMENT CREDIT EASEMENT

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erik C. Marks 3/12/09
ERIK C. MARKS, R.P.L.S. #607

MARKS & ASSOCIATES L.L.C.
ENGINEERING-SURVEYING-LAND PLANNING
4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
(410) 747-8738

OWNER/DEVELOPER
ROBERT LOVE
8033 JERRYS DR
ELLICOTT CITY MD 21044-3822
PH. 410 740 4637

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	20,024 sq. ft.	0	20,024 sq. ft.
2	22,435 sq. ft.	2376 sq. ft.	20,059 sq. ft.
3	26,054 sq. ft.	4506 sq. ft.	21,548 sq. ft.

WETLAND LINE TABLE

LINE	LENGTH	BEARING
L1	10.77	S09°54'57"W
L2	20.05	S18°13'44"W
L3	18.02	S08°16'22"W
L4	18.41	S19°45'21"W
L5	22.74	S45°03'28"W

LINE TABLE STORMWATER MANAGEMENT CREDIT EASEMENT

LINE	LENGTH	BEARING
L10	26.81	S09°46'35"W
L6	19.66	S18°13'44"W
L7	18.42	S08°16'22"W
L8	28.16	S19°45'21"W
L9	41.26	S45°03'28"W

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 TOTAL NUMBER OF LOTS TO BE RECORDED: 3
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.5728 ACRES
 TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.0
 TOTAL AREA OF LOTS TO BE RECORDED: 1.5728 ACRE
 TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0
 TOTAL AREA TO BE RECORDED: 1.5728 ACRES.

COORDINATE CHART

NUMBER	NORTHING	EASTING
1	N 560075.4600	E 1347693.1900
2	N 559931.3650	E 1347154.9240
3	N 560051.9940	E 1347122.1220
4	N 560191.3810	E 1347642.7980

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 10 OF THE EDWIN BASSLER SUBDIVISION NO.2 INTO LOTS 1 THRU 3, LOVE PROPERTY

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

Howard County Health Officer 4/2/09
HOWARD COUNTY HEALTH OFFICER 50 ngd DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3/17/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 4/3/09
DIRECTOR DATE

OWNER'S CERTIFICATE

ROBERT L. LOVE AND LUCIA A. LOVE,

OWNERS 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 OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;

2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 12 DAY OF MARCH, 2009

BY: *Robert L. Love* LUCIA A. LOVE
ROBERT L. LOVE LUCIA A. LOVE
WITNESS: *Erik C. Marks*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY STEPHEN J. PUGH AND DORIS PUGH, PARTIES OF THE FIRST PART, GRANTORS, TO ROBERT L. LOVE AND LUCIA A. LOVE DATED NOVEMBER 10, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 854 AT FOLIO 742 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.

Erik C. Marks
ERIK C. MARKS, REGISTERED PROFESSIONAL SURVEYOR
MARYLAND LICENSE NO. 1007

RECORDED AS PLAT NO. 20524 on 4/9/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LOVE PROPERTY
LOTS 1 THRU 3
LIBER 854 FOLIO 742, NOVEMBER 10, 1977
A RESUBDIVISION OF LOT 10 BLOCK B
EDWIN BASSLER SUBDIVISION NO. 2
P.B. 5 FOLIO 72
TAX MAP NO. 35 PARCEL NO. 179 GRID NO. 12
ZONING: R20 FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0 50 100 150
SCALE: 1"=50' SHEET 1 OF 1 DATE: JANUARY, 2009