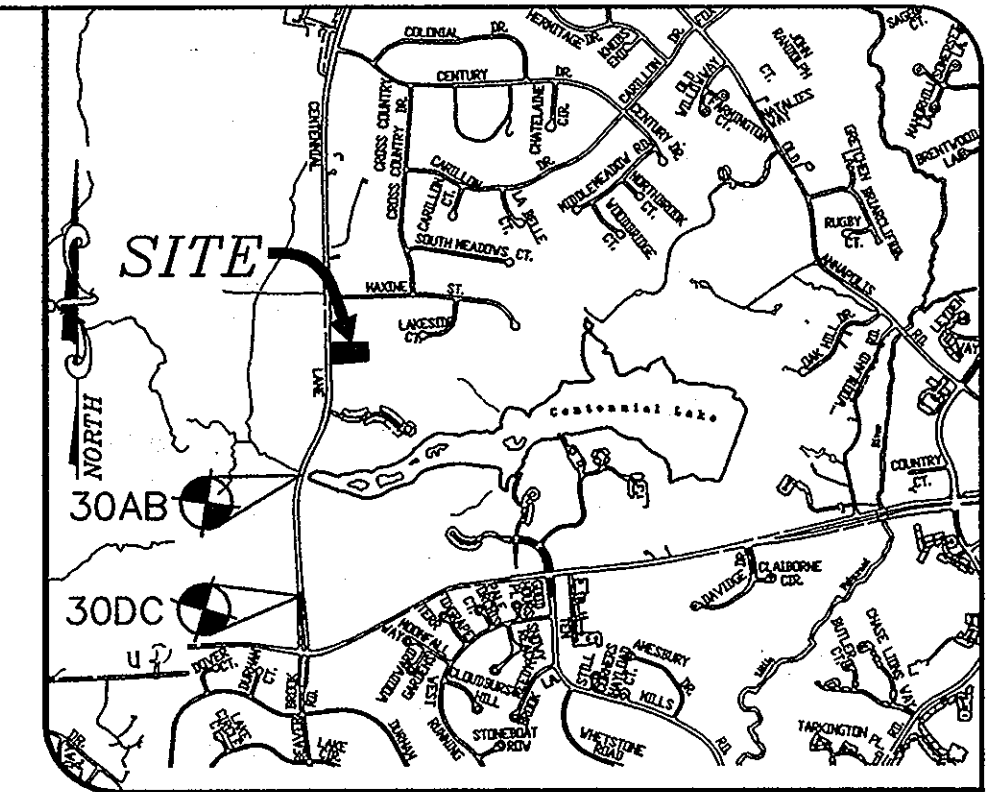
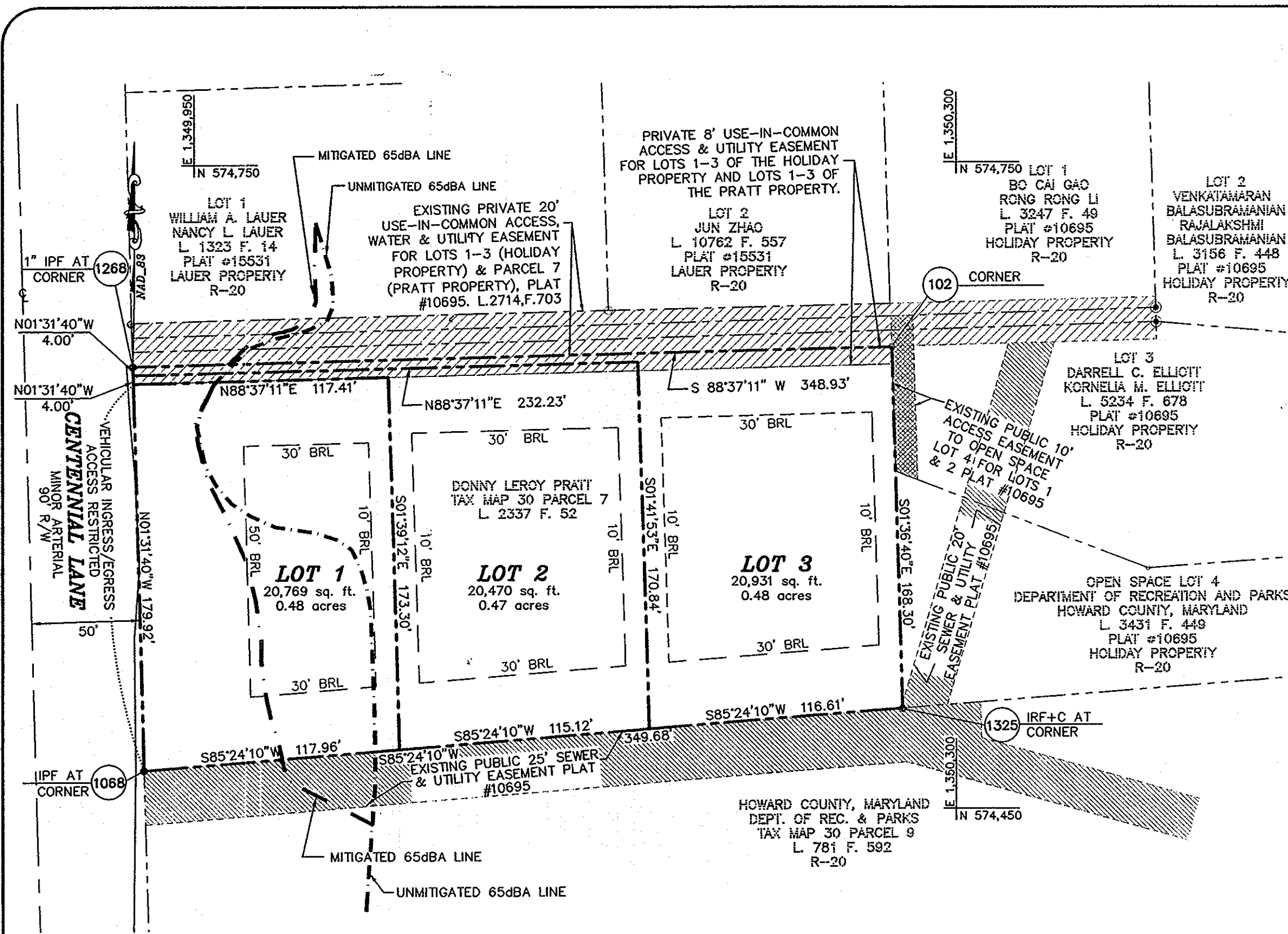


GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND "COMP LITE" ZONING AMENDMENTS OF 7/28/2006.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IN JUNE 2007.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- ALL AREAS ARE MORE OR LESS.
- AN IRON PIN OR IRON PIPE FOUND
 - A CONCRETE MONUMENT FOUND
 - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 30AB & 30DC.
30AB - N-573,239.3778 E-1,349,547.8145 ELEV-361.992
30DC - N-571,937.6734 E-1,349,597.1212 ELEV-421.433
- NO BURIAL GROUNDS, HISTORIC STRUCTURES OR CEMETERIES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO STEEP SLOPES, STREAMS OR FLOODPLAIN EXIST ON SITE.
- NO FOREST OR WETLANDS EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.21 ACRES (9,147.6 SQ.FT.) IN THE AMOUNT OF \$6,860.70.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00 FOR LOTS 1 & 3.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MINIMUM).
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1' OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 2 WHICH IS 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. THERE IS AN EXISTING SHED ON LOT 3 TO REMAIN.
- PERIMETER AND TRASH PAD LANDSCAPING FOR LOTS 1-3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (6 SHADE & 8 EVERGREEN TREES AND 7 SHRUBS) IN THE AMOUNT OF \$3,210.00 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, IF CAPACITY IS AVAILABLE AT THAT TIME.
- SEWER HOUSE CONNECTIONS TO CONTRACTS #20-1291-S AND #20-1325. WATER HOUSE CONNECTIONS TO CONTRACT #163-W.
- 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.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT, LESS THAN 5,000 SF NET DISTURBANCE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.



VICINITY MAP ADC MAP : 15-F1
SCALE: 1"=2000'



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.

Scott Shanaberger 10/21/09
G. SCOTT SHANABERGER, SURVEYOR DATE
CK 10/21/09
CHUCK KARFONTA DATE

OWNER
4625 CENTENNIAL LANE, LLC
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228

DEVELOPER
CHUCK KARFONTA
DEVELOPMENT CONTRACTORS
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228
410-977-4443

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.427 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	1.427 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	1.427 AC±

COORDINATE TABLE

NO.	NORTHING	EASTING
1268	574,656.3720	1,349,921.717
102	574,664.7780	1,350,270.5490
1325	574,496.5484	1,350,275.2811
1068	574,468.5216	1,349,926.7275

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	20,470 SQ.FT.	470 SQ.FT.	20,000 SQ.FT.
3	20,931 SQ.FT.	929 SQ.FT.	20,002 SQ.FT.

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

B. Nielsen for Peter Bilsersen 11/16/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 11-2-9
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehan 11-19-09
DIRECTOR DATE

OWNER'S STATEMENT

I, CHUCK KARFONTA, AUTHORIZED AGENT OF 4625 CENTENNIAL LANE, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 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 **21** DAY OF **OCTOBER 2009**

CK
CHUCK KARFONTA, AUTHORIZED AGENT

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 DONNIE LEROY PRATT TO 4625 CENTENNIAL LANE, LLC, BY DEED DATED OCTOBER 14, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 11399 AT FOLIO 282, 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.

Scott Shanaberger
G. SCOTT SHANABERGER, P.L.S. NO. 10849
DATE 10/21/09

RECORDED AS PLAT 20851 ON 11/24/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PRATT PROPERTY
LOTS 1-3
SHEET 1 OF 1

TAX MAP 30 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL 7 HOWARD COUNTY, MARYLAND DATE: OCT 2009
BLOCK 1 EX. ZONING R-20
PREVIOUS DPZ FILE NOS: WP-09-49, WP-09-187

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Ball. (410) 997-0298 Fax.

07-018.dwg VRF-REVISED-OCT-2009.dwg