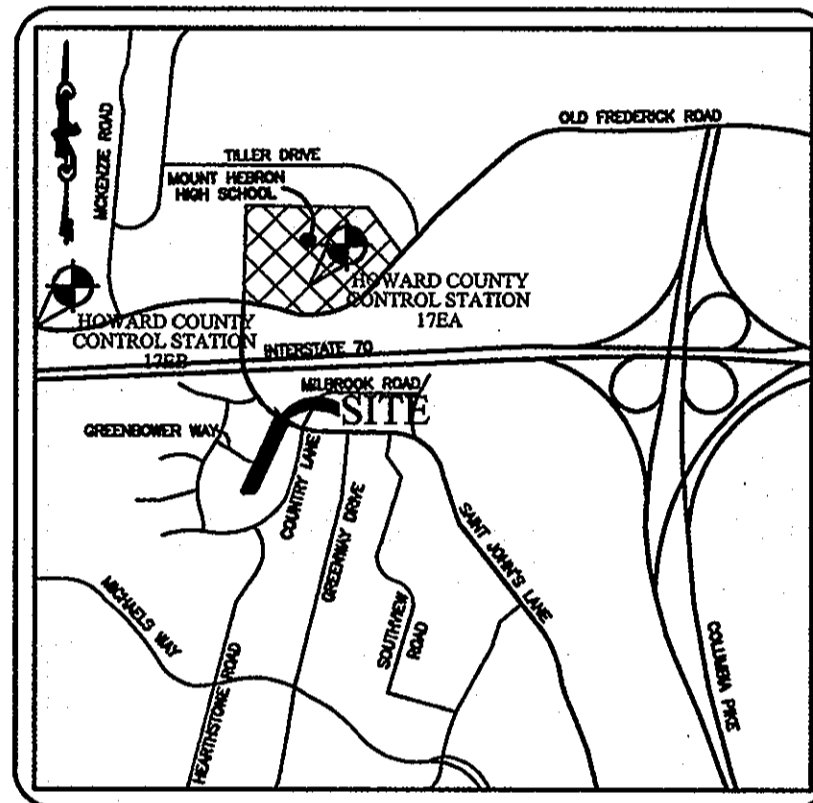


GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- SUBJECT PROPERTY ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 17EB & 17EA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN DECEMBER, 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - 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;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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.
- WATER & SEWER SERVICE FOR LOTS 2 & 3 TO BE SERVED BY (CONTRACT NO. 24-3058D & 24-1238D)
- ALL AREAS ARE MORE OR LESS.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
- 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.
- A SITE DEVELOPMENT PLAN FOR LOTS 2 & 3 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(a)(2)(ii).
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE-IN-LIEU IN THE AMOUNT OF \$3,920.40.
- FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- 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.

- NO WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAINS OR FOREST CONSERVATION EASEMENTS EXIST ON SITE.
- NO PREVIOUS DPZ FILE NUMBERS EXIST FOR THIS LOT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- TRASH AND RECYCLING COLLECTION WILL BE ALONG GREEN BOWER WAY WITHIN 5- FEET OF THE COUNTY ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED VIA RAIN GARDENS. APPROVAL OF RAIN GARDENS IS SUBJECT TO GEOTECHNICAL SOIL TESTING AND REPORTS UPON SUBMITTAL OF A SITE DEVELOPMENT PLAN AT THE BUILDING PERMIT STAGE.
- REQUIRED LANDSCAPING WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN STAGE.
- THERE IS AN EXISTING DWELLING AND OTHER STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND STRUCTURES WILL BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- TOTAL NUMBER OF DWELLING UNITS TO BE SERVED BY THIS USE-IN-COMMON EASEMENT SHALL NOT EXCEED SIX.
- IN THE EVENT OF PARCEL 72, THE GOINS PROPERTY, BEING SUBDIVIDED, THE PUBLIC WATER AND SEWER MAY BE EXTENDED THROUGH LOTS 1 & 2 (WITHIN THE DESIGNATED EASEMENT) AT THE EXPENSE OF THE OWNER AND/OR DEVELOPER OF PARCEL 72.
- THE EXISTING STRUCTURES LOCATED ON LOT 1, CONSTRUCTED PRIOR TO SUBDIVISION ARE NON-CONFORMING WITH REGARD TO SETBACKS ESTABLISHED BY ZONING REGULATIONS SUBSECTION 108.D.4.



VICINITY MAP ADC MAP 4815, GRID F-3
SCALE 1"=2000'

STATION 17EA
N: 594357.6177
E: 1357519.3685

STATION 17EB
N: 593813.8606
E: 1355731.8540

COORDINATE CHART		
NUMBER	NORTHING	EASTING
200	N 593426.028	E 1357238.834
201	N 593359.85	E 1357508.563
202	N 592687.182	E 1356958.176
203	N 592675.125	E 1356849.488
204	N 593459.239	E 1357256.054
205	N 593399.756	E 1357329.254

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.7075 ACRES
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0.0892 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.7967 ACRES

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 7/28/10
ERIK C. MARKS, R.P.L.S. #607 DATE

MARKS & ASSOCIATES L.L.C.
ENGINEERING-SURVEYING-LAND PLANNING

4531 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043
(410) 747-8738



OWNER/DEVELOPER

GARY RANDALL ROBBINS
2774 SAINT JOHNS LANE
ELLCOTT CITY MD 21042-2539
PH. (410) 465-8109

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

Brian Peter Bideman 8/26/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Deussen 8/13/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Shalinski 10/04/10
DIRECTOR, BUREAU OF LAND RECORDS DATE

OWNER'S CERTIFICATE

I, GARY RANDALL ROBBINS, 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 28th DAY OF July 2010

BY: *Gary Randall Robbins*
GARY RANDALL ROBBINS

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 AND BETWEEN MAE ROBBINS, PARTY OF THE FIRST PART, MAE ROBBINS, LIFE TENANT, PARTY OF THE SECOND PART; AND GARY RANDALL ROBBINS, REMAINDER PERSON, PARTY OF THE THIRD PART DATED OCTOBER 17TH, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1296 AT FOLIO 294 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 7/28/10
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

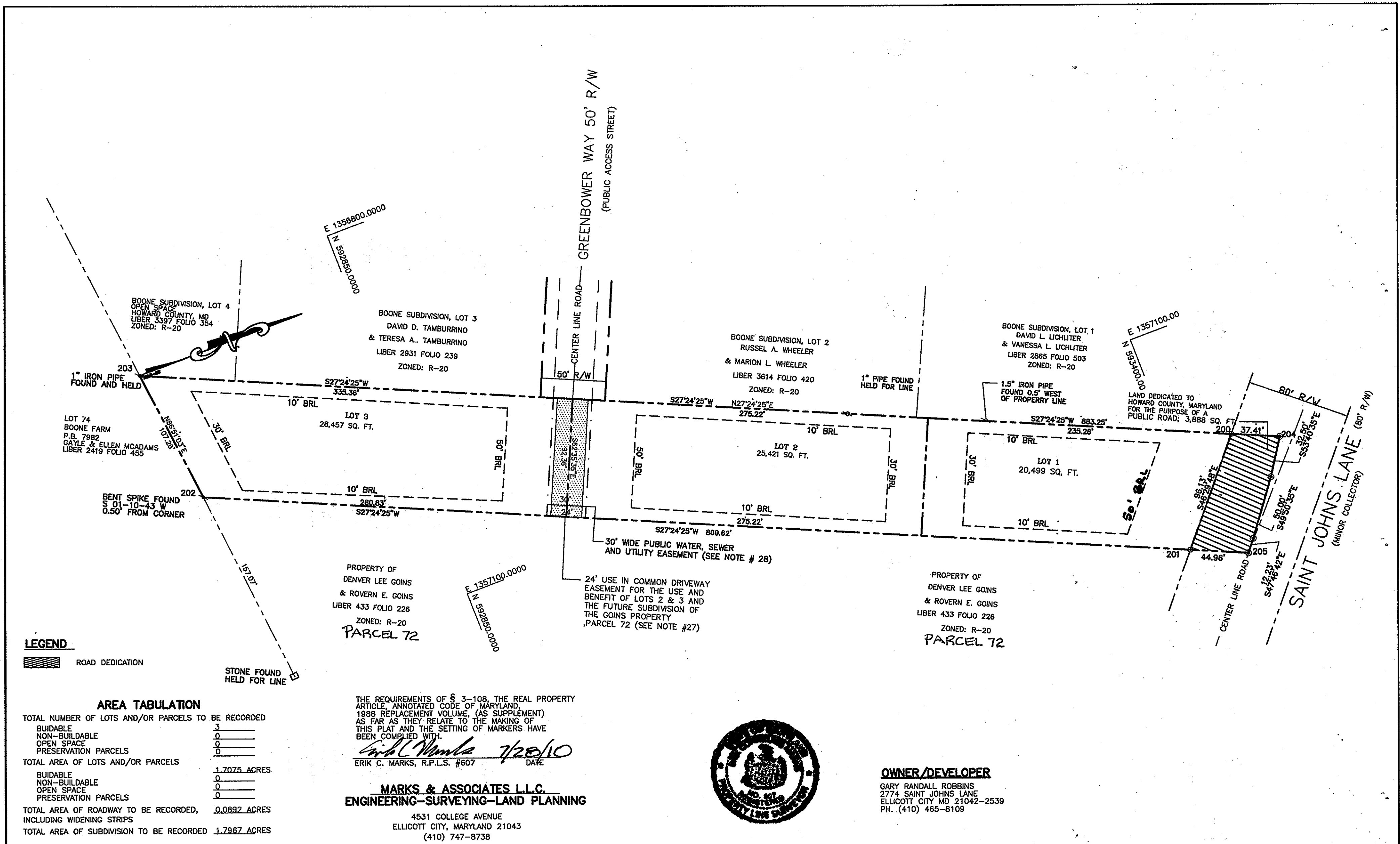
RECORDED AS PLAT NO. 21316 on 10/15/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RANDALL PROPERTY
LOTS 1 THRU 3

LIBER 1296 FOLIO 294, OCTOBER 17, 1984
TAX MAP NO:17 PARCEL NO:71 GRID NO:16
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: 1"=50'
SHEET 1 OF 2 DATE: JULY, 2010



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

B. Wilton for Peter Bsileman 8/26/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/13/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/04/10
DIRECTOR, DATE

OWNER'S CERTIFICATE

I, GARY RANDALL ROBBINS, 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 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 28th DAY OF July 2010.

[Signature]
GARY RANDALL ROBBINS

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY AND BETWEEN MAE ROBBINS, PARTY OF THE FIRST PART, MAE ROBBINS, LIFE TENANT, PARTY OF THE SECOND PART; AND GARY RANDALL ROBBINS, REMAINDER PERSON, PARTY OF THE THIRD PART DATED OCTOBER 17TH, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1296 AT FOLIO 294 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.

[Signature] 7/28/10
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 21317 on 10/15/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RANDALL PROPERTY
LOTS 1 THRU 3

LIBER 1296 FOLIO 294, OCTOBER 17, 1984
TAX MAP NO:17 PARCEL NO:71 GRID NO:16
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0 50 100 150
SCALE: 1"=50'
SHEET 2 OF 2

DATE: JULY, 2010