

- NOTES:
- DENOTES 4"X4"X30" CONCRETE MONUMENTS TO BE SET.
○ DENOTES 3/8" X 18" PIPE OR STEEL MARKER TO BE SET.
 - ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
 - ORIGIN OF COORDINATES: HOWARD COUNTY GEODETIC CONTROL POINT NO. 3540001 AND 3441006.
 - SUBJECT PROPERTY ZONED R-20 PER 8-2-85 COMPREHENSIVE ZONING PLAN. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 8/23/91 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-313-D WAS FILED AND ACCEPTED.
 - A STRUCTURE EXISTS ON LOT 2. NO NEW BUILDING EXTENSION OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
 - PRIOR TO THE ISSUANCE OF EITHER A GRADING PERMIT OR BUILDING PERMIT, STORMWATER MANAGEMENT WILL BE REQUIRED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
 - FOR LOTS 2 THRU 4 REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT OF WAY AND NOT TO THE FLAG OR PIPE STEM DRIVEWAY. WAIVER PETITION WP-91-37 WAS APPROVED ON DECEMBER 11, 1990 ALLOWING DIRECT ACCESS ONTO OLD FREDERICK ROAD (A MINOR ARTERIAL) FOR THE PROPOSED LOTS (SECTION 16.115.C.4) AND ALSO TO REDUCE THE FLAG OR PIPE STEM WIDTH TO 10 FEET AND TO CLUSTER THREE FLAG OR PIPE STEMS TOGETHER (SECTIONS 16.115.B.2 AND 16.115.C.1)
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MIN.) REQUIREMENTS:
 - WIDTH 10' IN A 25' PRIVATE EASEMENT.
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. OF 45' TURNING RADIUS.
 - STRUCTURES (CULVERT/ BRIDGES) SUPPORTING 25 GROSS TONS (H 25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1 FT. DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALLWEATHER USE.

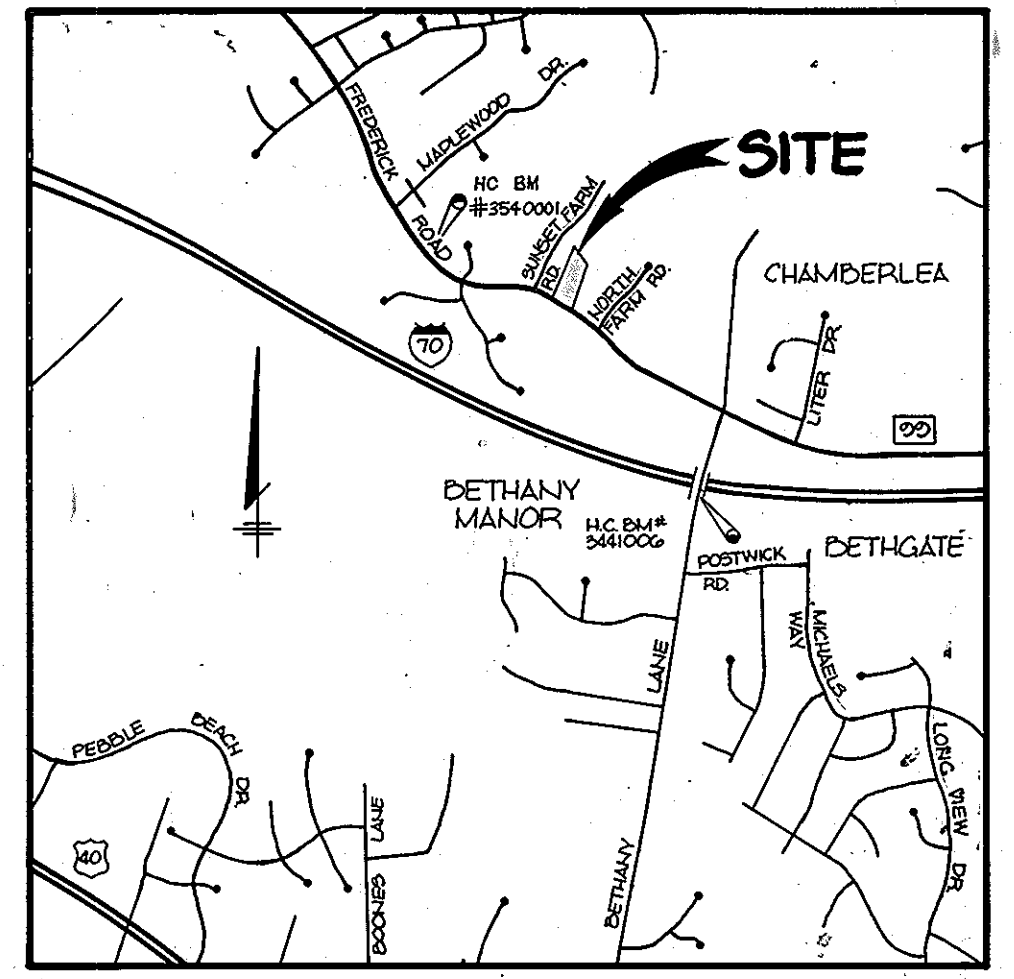
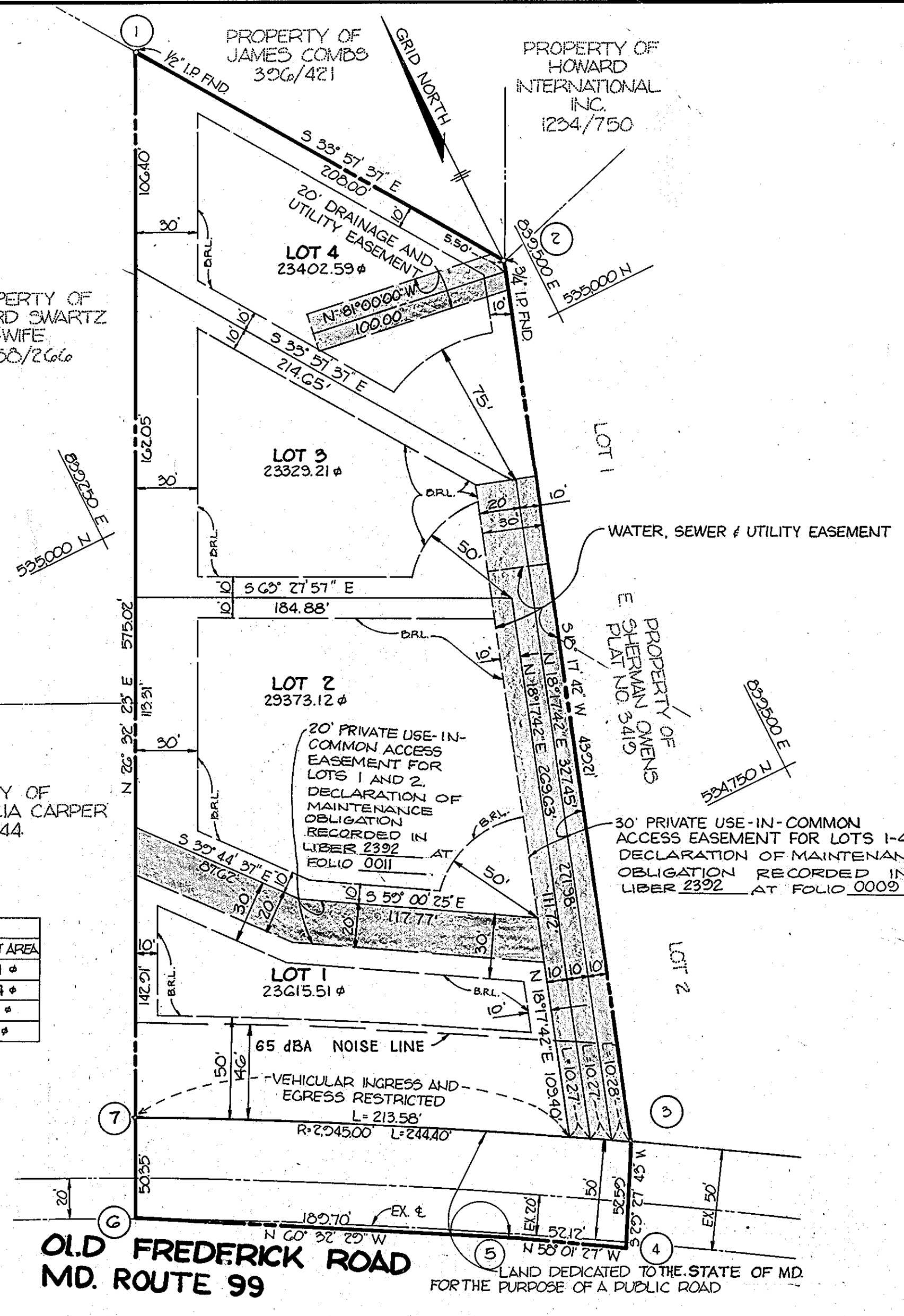
COORDINATE LIST		
NO.	NORTH	EAST
1	535207.2733	833371.6050
2	535034.7528	833481.7201
3	534617.7437	833343.9254
4	534571.2535	833324.0507
5	534599.5532	833279.8424
6	534602.8465	833114.6150
7	534737.8942	833137.1743

MINIMUM LOT SIZE TABULATION						
NO.	GROSS AREA	FLOODPLAIN	STEEP SLOPE	NET AREA	PIPESTEM	MINIMUM LOT AREA
1	23615.51*	---	7.5 #	23542.51*	---	23542.51*
2	29373.12*	---	1247.5*	27525.62*	1105.58*	26420.04*
3	23329.21*	---	---	23329.21*	2708.05*	20621.16*
4	23402.59*	---	---	23402.59*	3286.45*	20116.14*

CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
7-3	254500'	4° 45' 18"	244.40'	12227'	24433'	S 60° 32' 40" E

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4	
TOTAL AREA BUILDABLE LOTS TO BE RECORDED.....	2.29	Ac.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0	
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0	Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS.....	0.22	Ac.
TOTAL AREA OF THIS SUBMISSION.....	2.50	Ac.



OWNER: MARK O'DONNELL KLEIN
10080 OLD FREDERICK ROAD
ELLICOTT CITY, MD. 21043

PLAN FOR PUBLIC WATER AND SEWER FACILITIES HAVE BEEN APPROVED BY THE STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

MARK O'DONNELL KLEIN *Mark O'Donnell Klein* DATE 9-5-91

TSA GROUP, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(301) 465-6105 *Law*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Jocelyn Brackley 9-26-91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

Joseph R. Reiter 10/4/91
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS PUBLIC WATER AND PUBLIC SEWER HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James R. Lewis 9/24/91
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT A SUBDIVISION OF ALL THE LAND CONVEYED FROM GAIL KLEIN TO MARK O'DONNELL KLEIN BY DEED DATED APRIL 12, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 1982 AT FOLIO 345 AND THAT ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Peter A. Gallerizzo Sept. 7, 1990
PETER A. GALLERIZZO DATE:
MD PROFESSIONAL LAND SURVEYOR #10705
TRACY, SCHULTE & ASSOCIATES, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLICOTT CITY, MARYLAND 21043

OWNER'S DEDICATION

WE, MARK O AND GAIL M KLEIN .. 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 DEPT. 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 STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS 10TH DAY OF SEPT. 1990.

Mark O'Donnell Klein
MARK O'DONNELL KLEIN

Donald Mason
WITNESS

RECORDED AS PLAT 10092
ON 10/16/91 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MARK KLEIN PROPERTY

LOTS 1 THRU 4

F-91-43
WP-91-37
SHEET : 1 OF 1
2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
DATE : 08-22-1990

PARCEL NO 613
TAX MAP NO. 17
DATE : 08-22-1990