

COORDINATES			MINIMUM LOT AREA CALCULATIONS					
NO.	NORTH	EAST	LOT NO.	GROSS LOT AREA	STREET FLOVE AREA	NET LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
111	511512.513	861835.850	1	32,990 ϕ	5,950 ϕ	27,040 ϕ	ϕ	27,040 ϕ
112	511659.170	862117.147	2	30,808 ϕ	7,550 ϕ	23,258 ϕ	2,412 ϕ	20,846 ϕ
113	511264.517	862503.581	3	37,179 ϕ	11,850 ϕ	25,329 ϕ	4,996 ϕ	20,333 ϕ
114	511354.641	862541.717						
115	511641.009	862141.211						
116	911501.463	861865.612						

NOTES (CONT):

- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY RECORDED IN L. 2438, F. 799.
- WATER CONTRACT NO.: 266-W.
- SEWER CONTRACT NO.: 41T-S.
- WAIVER REQUEST FOR ADEQUATE INTERSECTION SIGHT DISTANCE WAS GRANTED PER LETTER DATED MAY 8, 1991 FROM THE DIRECTOR, DPW.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 10 FEET.
 - SURFACE - 6 INCHES OF COMPACT LEASHER RUN BASE WITH TAR & CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (405 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCE - MIN. 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10.12B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DENOTES IRON PIPE FOUND
 - DENOTES CONCRETE MONUMENT
 - DENOTES REBAR & CAP TO BE SET AFTER RECONSTRUCTION OF PLAT.
 - ◎ DENOTES RIGHT-OF-WAY CORNERS WHICH FALL IN ROAD.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON FEBRUARY 1ST, 1991, BY SHANABERGER AND LANE.
- PAYMENT OF A FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT (PER SECTION 10.2.3C OF VOL. I OF THE DESIGN MANUAL) WAS CONDITIONALLY APPROVED BY THE DIRECTOR, D.P.W., ON FEB. 28, 1992.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	3
BUILDABLE	3
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	100,977 ϕ = 2.3181 Ac.±
BUILDABLE	
OPEN SPACE	0
AREA AND % OF DRY GROUND USABLE OPEN SPACE	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	7,804 ϕ = 0.1792 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	108,781 ϕ = 2.4973 Ac.±

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS.

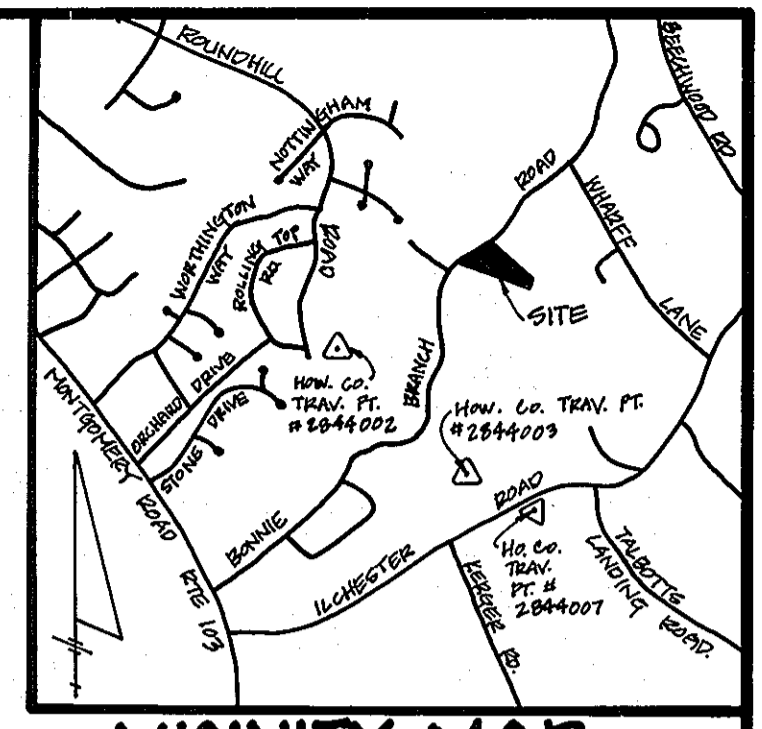
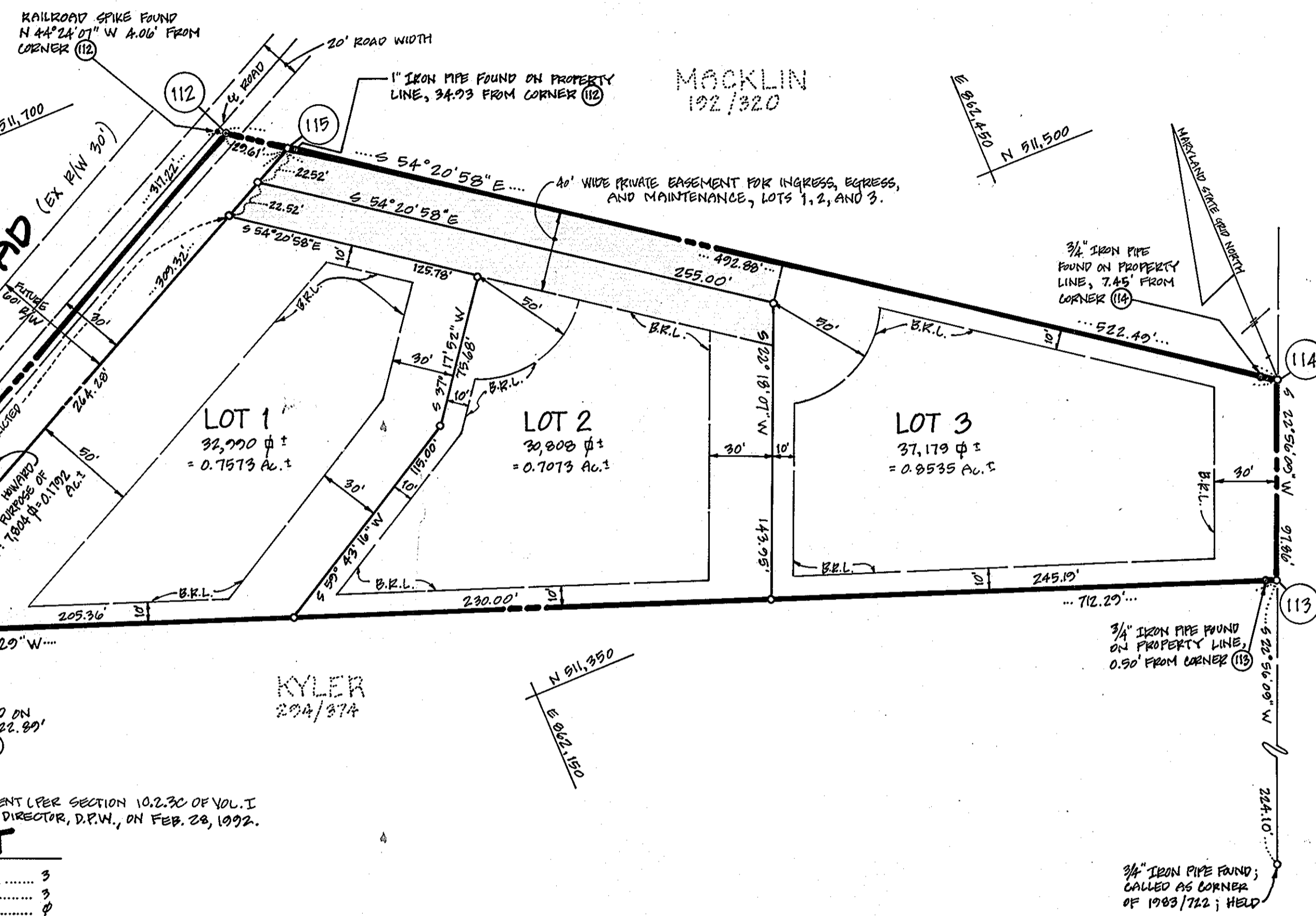
Joslin B. Zell 3-19-92
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

James R. Latta 3/23/92
DIRECTOR DATE

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

James R. Latta 3/13/92
DIRECTOR DATE



NOTES

- COORDINATES BASED ON NAD 27, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2844002, NO. 2844003, AND NO. 2844007.
- SUBJECT PROPERTY ZONED R-20 PER 9/2/85 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- THERE IS AN EXISTING DWELLING AND EXISTING SHED ON LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THERE ARE NO STREAMS OR WETLANDS ON THE PROPERTY.
- PLAN SUBJECT TO THE CONDITIONS OF WP-91-197, WHICH, ON JULY 18, 1991, GRANTED APPROVAL TO ALLOW GRADING AND REMOVAL OF VEGETATIVE COVER IN EXISTING SLOPES OF 25% OR GREATER.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS FOR SALE.
- CONSTRUCTION OF A NEW USE-IN-COMMON DRIVEWAY CONFORMING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF FIRE AND RESCUE SERVICES IS REQUIRED FOR THE PROPOSED DRIVEWAY FOR LOTS 1, 2, AND 3. REQUIRED DRIVEWAY CONSTRUCTION MUST BE SHOWN ON A SITE DEVELOPMENT PLAN, WHICH MUST BE APPROVED BEFORE BUILDING PERMITS CAN BE APPLIED FOR.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

OWNERS:

RICHARD P. TUCKER, JR.
GRACEANN L. TUCKER
4840 BONNIE BRANCH RD
ELLICOTT CITY, MD 21043

RECORDED AS PLAT # 10276
ON 4/1/92 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD

OWNER'S CERTIFICATE

WE, RICHARD P. TUCKER, JR. AND GRACEANN L. TUCKER, 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 DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD AND STREET 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 AND FLOODPLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD 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 SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 6TH DAY OF SEPTEMBER, 1991.

Richard P. Tucker, Jr. 9-6-91
RICHARD P. TUCKER, JR. DATE
Graceann L. Tucker 9/6/91
GRACEANN L. TUCKER DATE
Witness 9-6-91
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RALPH F. TAYLOR AND ETHEL E. TAYLOR UNTO RICHARD P. TUCKER, JR. AND GRACEANN L. TUCKER BY DEED DATED AUGUST 25, 1990, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, IN LIBER 1014, FOLIO 706, 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.

Scott Shanaberger 9/6/91
SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10849 DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 106 & 107
ELLICOTT CITY, MD 21043
(301) 461-9563

FINAL PLAT
TUCKER PROPERTY
LOTS 1 THRU 3
TAX MAP 31 PARCEL 936
ZONED R-20
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: 9/3/1991
SHEET 1 of 1
WP-91-197