

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	53139.460	85945.3998
2	53001.5475	858516.715
3	530816.610	858611.374
4	530003.799	858102.752
5	530001.620	858133.929
6	531102.368	858055.251
7	531209.135	858107.762
8	53140.021	858448.023

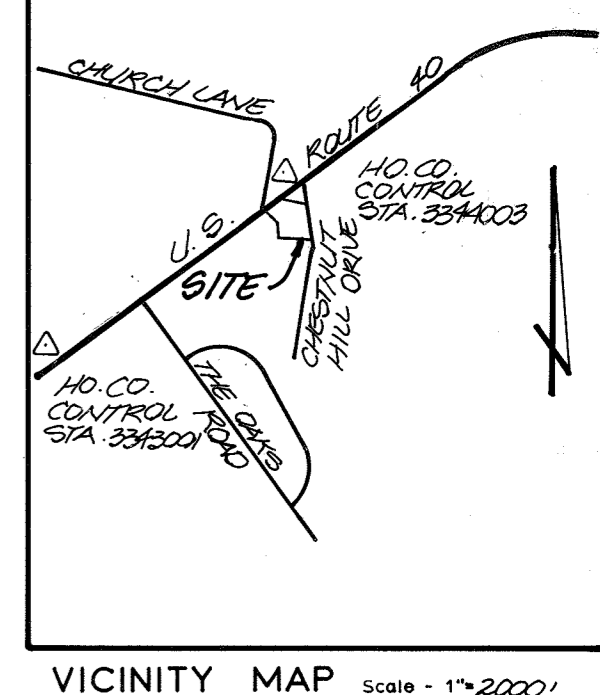
LOT AREA TABULATIONS					
LOT NO.	GROSS AREA(S.F.)	FLOODPLAIN AREA(S.F.)	PIPESTEM AREA(S.F.)	SLOPES 25% (S.F.)	NET AREA(S.F.)
1	20,015	0	0	0	20,015
2	20,013	0	0	0	20,013
3	20,534	0	0	0	20,534
4	56,003.84	0	4,062	0	51,941.84

THE REQUIREMENTS SECTION 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.

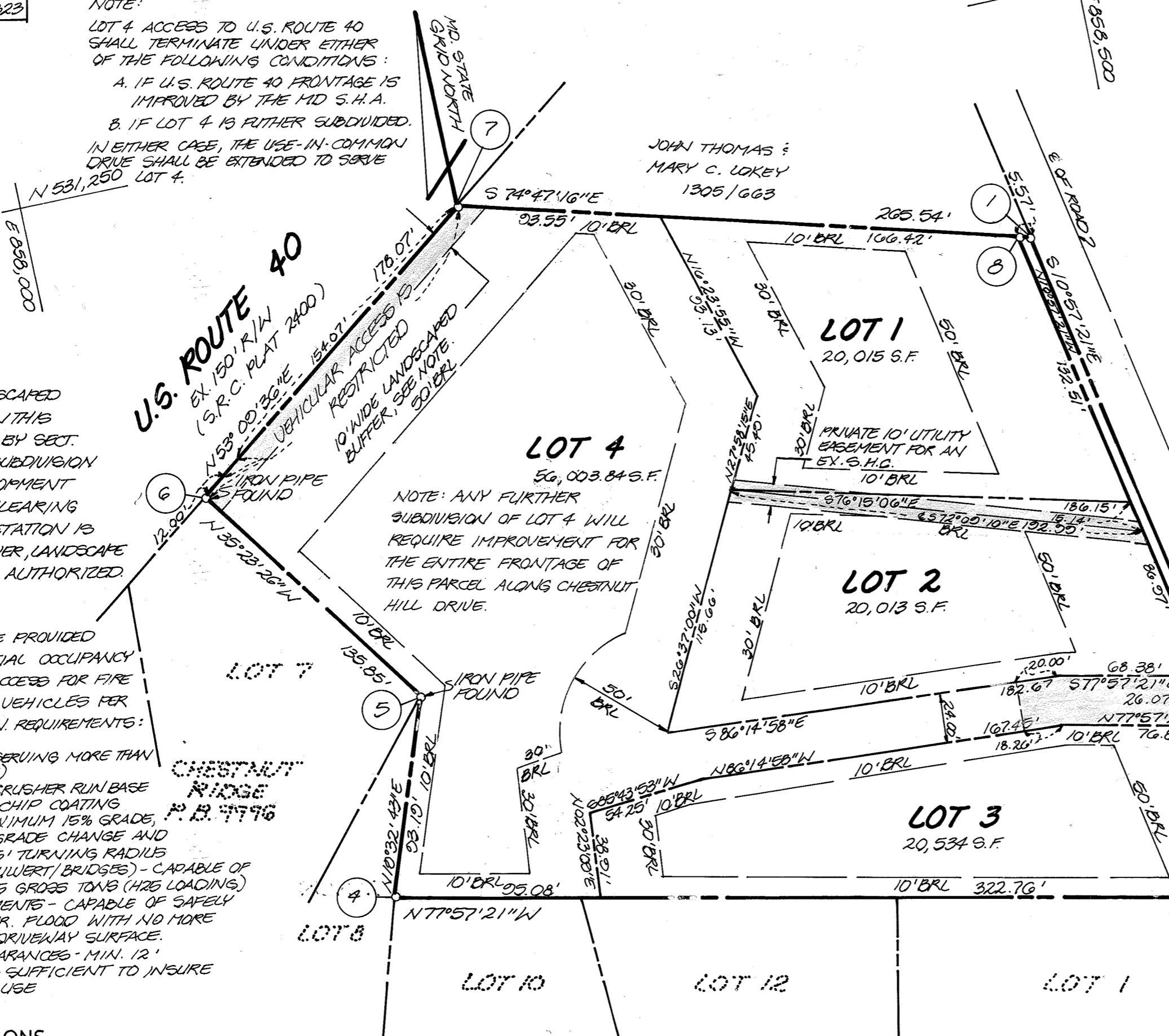
William S. Hattel
 WILLIAM S. HATTEL, P.L.S., MD. NO. 2436
Leuis Strauss
 DR. LEUIS C. STRAUSS

PLANS FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Leuis Strauss 8-25-92
 OWNER DATE



NOTE:
 LOT 4 ACCESS TO U.S. ROUTE 40 SHALL TERMINATE UNDER EITHER OF THE FOLLOWING CONDITIONS:
 A. IF U.S. ROUTE 40 FRONTAGE IS IMPROVED BY THE MD S.H.A.
 B. IF LOT 4 IS FURTHER SUBDIVIDED.
 IN EITHER CASE, THE USE-IN-COMMON DRIVE SHALL BE EXTENDED TO SERVE LOT 4.



NOTE:
 THIS PLAT IS SUBJECT TO WP-02-184, APPROVED JUNE 10, 1992, WAIVING THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
 16.115(G)(4) & 16.113(F)(7) - TO ALLOW DIRECT ACCESS TO ROUTE 40
 16.115(G)(4) - TO ALLOW REDUCED FRONTAGE FOR A HOUSE LOT
 16.115(C)(5) - TO PROVIDE LOTS OF SUFFICIENT DEPTH & WIDTH TO ALLOW FOR NOISE MITIGATION MEASURES TO BE INSTALLED BY THE DEVELOPER IN ORDER TO REDUCE THE NOISE AT THE PROPOSED DWELLINGS TO THE LEVEL REQUIRED BY THE DESIGN MANUAL.

GENERAL NOTES

- 1) Tax Map - 18, Parcel - 72, F-02-G0, WP-02-184
 - 2) Deed Reference - L.123G, F.38D
 - 3) COORDINATES BASED ON N.A.D. 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
 - 4) Subject property zoned R-20 per 8-02-85 Comprehensive Zoning Plan.
 - 5) O - Designates iron pin set.
 - 6) THERE IS AN EXISTING DWELLING ON LOT 4.
 - 7) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 29, 1991 BY BOENDER ASSOCIATES, INC.
 - 8) THERE ARE NO FLOODPLAINS, STREAMS, WETLANDS OR BUFFERS ON SITE.
 - 9) MONUMENTATION OF BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 - 10) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - 11) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECT. 18.122 B 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.
 - 12) NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - 13) FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT APPROVED FEBRUARY 10, 1993.
- NOTE: DRYWELLS ARE TO BE PROVIDED AT TIME OF INDIVIDUAL HOUSE CONSTRUCTION FOR WATER QUALITY MANAGEMENT. OWNER/BUILDER SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR DESIGN REQUIREMENTS UNDER F 92-1A PRIOR TO ANY HOUSE CONSTRUCTION.

NOTE:
 THE 10' WIDE LANDSCAPED BUFFER SHOWN ON THIS PLAT IS REQUIRED BY SECT. 16.130 (3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO CLEARING OF EXISTING VEGETATION IS PERMITTED; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

NOTE:
 DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MIN. REQUIREMENTS:

- 1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
- 2) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING
- 3) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM OF 46' TURNING RADII
- 4) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (475 LOADINGS)
- 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1" OVER DRIVEWAY SURFACE.
- 6) STRUCTURE CLEARANCES - MIN. 12'
- 7) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED: 4
 TOTAL AREA OF LOTS TO BE RECORDED: 116,505.84 S.F. OR 2.676 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 1672 S.F. OR 0.038 AC.
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 118,237.84 S.F. OR 2.714 AC.

OWNER'S STATEMENT

We, LEUIS C. STRAUSS, and KAREN A. STRAUSS, 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 street rights-of-way 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 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 erected on or over the said easements and rights-of-way.

Witness my/our hands this 31 day of October, 1991
Leuis Strauss
 LEUIS C. STRAUSS
Karen A. Strauss
 KAREN A. STRAUSS
Donna A. Mc
 DONNA A. MC
 WITNESS

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 JOHN M. GABER AND ELIZABETH, HIS WIFE TO LEUIS C. STRAUSS AND KAREN A. STRAUSS, HIS WIFE by deed dated MARCH 12, 1984 and recorded in the Land Records of Howard County, Maryland in Liber 123G at Folio 38D and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

William S. Hattel 10-31-91
 WILLIAM S. HATTEL, Professional Land Surveyor, MD. No. 9436 Date
 STATE OF MARYLAND
 WILLIAM S. HATTEL
 10-31-91
 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

James M. Brown 3-3-93
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Leuis Strauss 3/5/93
 PLANNING DIRECTOR SA DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Brown 2/23/93
 DIRECTOR DATE

RECORDED AS PLAT 10740 ON 3/10/93 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

STRAUSS PROPERTY
 LOTS 1, 2, 3 & 4

TAX MAP - 18
 TAX MAP PARCEL NO. - 72
 EX. ZONING - R-20
 ELECTION DISTRICT - 2ND
 HOWARD COUNTY, MARYLAND
 SCALE - 1"=50'
 DATE - OCTOBER, 1991
 D. P. & Z. FILE NOS. - F-02-G0,
 WP-02-184

boender associates
 inc.
 consulting engineers
 land surveyors
 land planners
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 ELLICOTT CITY, MARYLAND
 21042
 TEL. (410) 465-7777