

COORDINATE TABLE		
POINT	NORTH	EAST
60	562,705.813	1,383,236.020
64	563,426.537	1,383,141.984
69	562,731.487	1,383,457.131
70	562,708.405	1,383,442.454
76	562,814.760	1,383,217.922
77	562,926.292	1,383,199.395
78	562,928.410	1,383,367.843
79	562,817.280	1,383,418.231
205	562,689.746	1,383,492.701
206	563,428.962	1,383,156.047
1101	562,686.735	1,383,239.189
1104	562,422.232	1,383,117.013

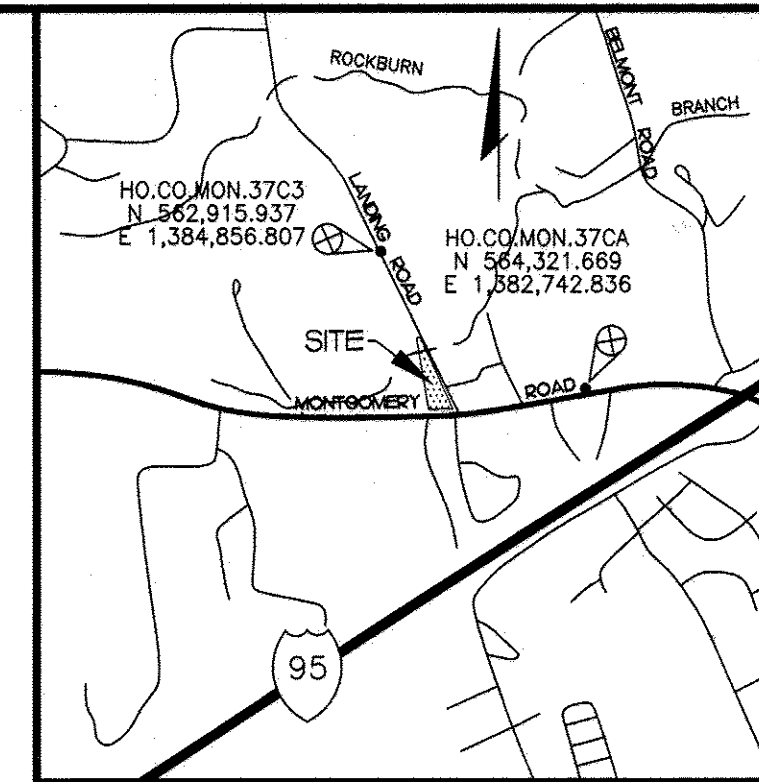
PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Mary E. Snodgrass 12/29/97
 MARY E. SNODGRASS DATE

THE REQUIREMENTS § 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 12/29/97
 ERIK C. MARKS, R.P.L.S. #607 DATE

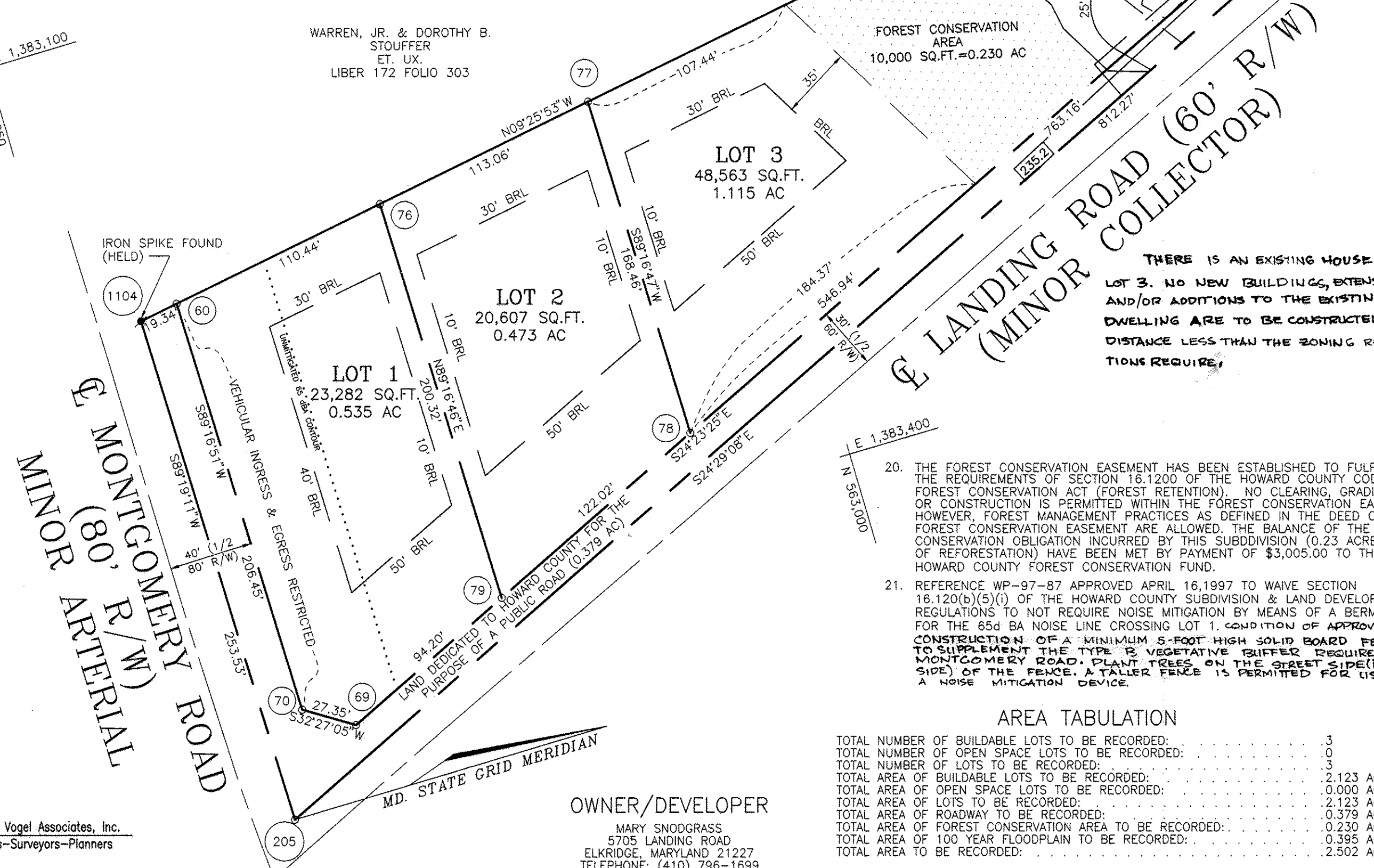
Mary E. Snodgrass 12/29/97
 MARY E. SNODGRASS DATE



VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17-EA AND 17-EB
 37CA N 564,321.669 E 1,358,742.836
 37C3 N 562,915.937 E 1,384,856.807
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & VOGEL ASSOCIATES, INC. IN APRIL, 1996.
- 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 INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 6/28/96. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
- WATER AND SEWER SERVICE TO LOTS 1-3 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- ALL AREAS ARE MORE OR LESS.
- WETLAND DELINEATION PROVIDED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL, 1996.
- FLOODPLAIN DELINEATION OBTAINED FROM ROCKBURN BRANCH FLOODPLAIN STUDY MAP#26-45B.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH THE RETENTION OF EXISTING VEGETATION AND PLANTING ALONG THE SOUTH AND WEST PROPERTY LINES, AND A FENCE, AS PER WP-97-87.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00, WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A MEETS AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF FOREST CONSERVATION EASEMENT, UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.



THERE IS AN EXISTING HOUSE ON LOT 3. NO NEW BUILDINGS, EXTENSIONS AND/OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

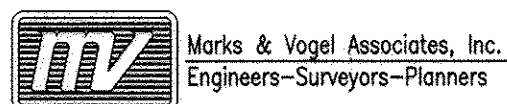
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT (FOREST RETENTION). NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE BALANCE OF THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS SUBDIVISION (0.23 ACRES OF REFORESTATION) HAVE BEEN MET BY PAYMENT OF \$3,005.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- REFERENCE WP-97-87 APPROVED APRIL 16, 1997 TO WAIVE SECTION 16.120(b)(5)(i) OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS TO NOT REQUIRE NOISE MITIGATION BY MEANS OF A BERM FOR THE 65d BA NOISE LINE CROSSING LOT 1. CONDITION OF APPROVAL: CONSTRUCTION OF A MINIMUM 5-FOOT HIGH SOLID BOARD FENCE TO SUPPLEMENT THE TYPE B VEGETATIVE BUFFER REQUIRED ON MONTGOMERY ROAD. PLANT TREES ON THE STREET SIDE (EAST SIDE) OF THE FENCE. A TALLER FENCE IS PERMITTED FOR USE AS A NOISE MITIGATION DEVICE.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.123 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.123 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.379 AC
TOTAL AREA OF FOREST CONSERVATION AREA TO BE RECORDED:	0.230 AC
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED:	0.395 AC
TOTAL AREA TO BE RECORDED:	2.502 AC

OWNER/DEVELOPER

MARY SNODGRASS
 5705 LANDING ROAD
 ELKRIDGE, MARYLAND 21227
 TELEPHONE: (410) 796-1699



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

Joyce M. Bandy per ssm 1/15/98
 (HOWARD COUNTY HEALTH OFFICER) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 1/13/98
 DATE

Director 1/21/98
 DATE

OWNER'S CERTIFICATE

MARY E. SNODGRASS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHTS-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 29 DAY OF DECEMBER, 1997.

Mary E. Snodgrass
 MARY E. SNODGRASS

Witness
 Erik C. Marks

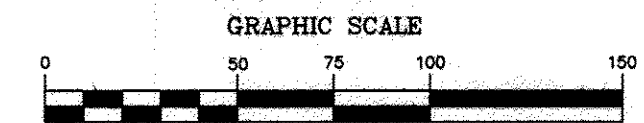
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY; BETTE LOU COLE CLARK; PARTY OF THE FIRST PART, GRANTOR, TO JOHN R. SNODGRASS (SINCE DECEASED) AND MARY E. SNODGRASS, HIS WIFE, BY DEED DATED SEPTEMBER 2, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 843 FOLIO 145 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 12/29/97
 ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND LICENSE NO. 607 DATE

RECORDED AS PLAT No 13025 ON 1-26-98
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SNODGRASS PROPERTY
 LOTS 1-3
 ZONED R-20
 TAX MAP NO:37 BLOCK:6 PARCEL NO:67
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: APRIL, 1997



SCALE: 1"=50'
 SHEET 1 OF 1
 REFERENCE FILE: F-96-177