

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.

Mark C. Martin 5/26/99
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

Fred T. Lewis 5/24/99
 FRED T. LEWIS DATE

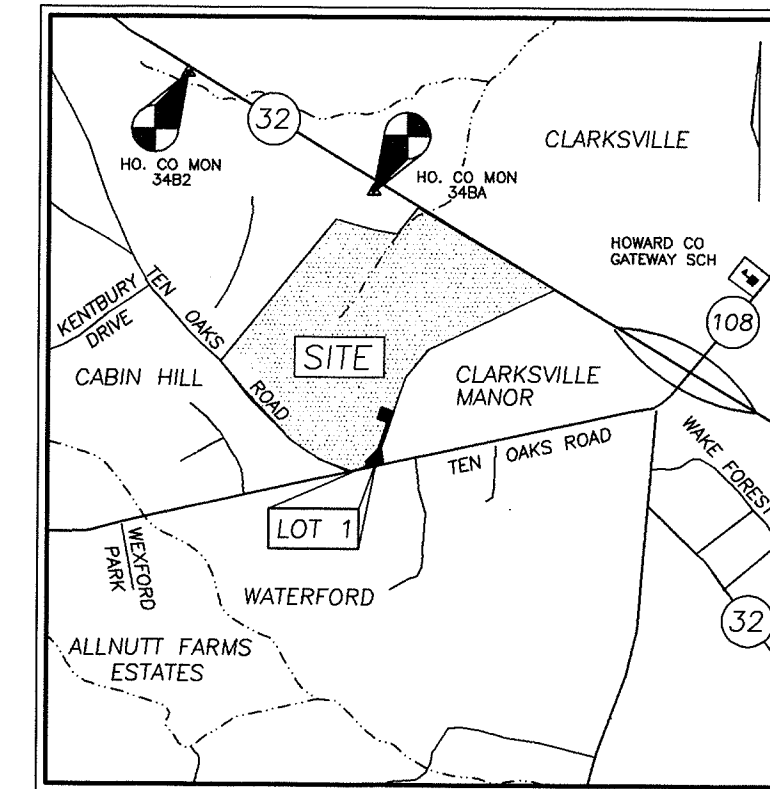
Mary Agnes Lewis 5/24/99
 MARY AGNES LEWIS DATE

GENERAL NOTES

- SITE REFERENCE: L.4005 / F.159
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY VOGEL & ASSOCIATES INC., ON OR ABOUT AUGUST 11, 1998.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 34B2 (N) 565,468.155 (E) 1,321,931.507
 34BA (N) 563,852.454 (E) 1,324,672.172
- 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.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- FOR LOT 1, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE LOT AND TEN OAKS ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE LOT'S DRIVEWAY.

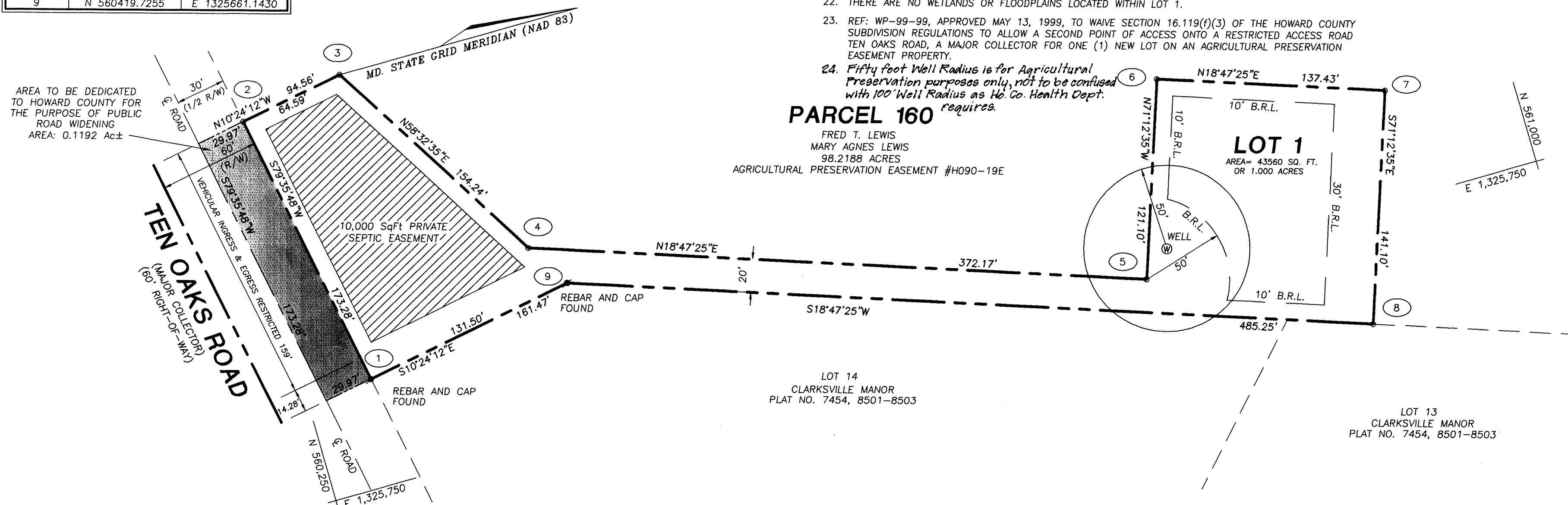
GENERAL NOTES (CONT)

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY FOR A NEW RESIDENTIAL DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 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.
- LOT 1 IS BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 105.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE SUBDIVISION OF LOTS WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT.
- DUE TO AVERAGE LOT SIZE, THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THIS SUBDIVISION IS EXEMPT FROM PLATTING THE RESIDUE PROPERTY (PARCEL 160) PER SECTION 16.102(d)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (AGRICULTURAL PRESERVATION SUBDIVISIONS).
- PERIMETER LANDSCAPING REQUIREMENTS FOR LOT 1 ARE SHOWN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS FINAL PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$3,300.00 (\$300.00 PER TREE).
- NO OPEN SPACE REQUIREMENTS EXIST FOR THIS SUBDIVISION PER SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b) OF THE COUNTY CODE AS IT RELATES TO AGRICULTURAL PRESERVATION SUBDIVISIONS.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION PROGRAM.
- THERE ARE NO WETLANDS OR FLOODPLAINS LOCATED WITHIN LOT 1.
- REF: WP-99-99, APPROVED MAY 13, 1999, TO WAIVE SECTION 16.119(f)(3) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS TO ALLOW A SECOND POINT OF ACCESS ONTO A RESTRICTED ACCESS ROAD TEN OAKS ROAD, A MAJOR COLLECTOR FOR ONE (1) NEW LOT ON AN AGRICULTURAL PRESERVATION EASEMENT PROPERTY.
- Fifty foot Well Radius is for Agricultural Preservation purposes only, not to be confused with 100' Well Radius as Ho. Co. Health Dept. requires.



VICINITY MAP
 SCALE: 1"=2000'

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 560290.3872	E 1325684.8888
2	N 560259.0971	E 1325514.4583
3	N 560322.6263	E 1325502.7947
4	N 560403.1172	E 1325634.3663
5	N 560755.4501	E 1325754.2436
6	N 560794.4570	E 1325639.5978
7	N 560924.5630	E 1325683.8649
8	N 560879.1140	E 1325817.4448
9	N 560419.7255	E 1325661.1430



PARCEL 160

FRED T. LEWIS
 MARY AGNES LEWIS
 98.2188 ACRES
 AGRICULTURAL PRESERVATION EASEMENT #H090-19E

LOT 1
 AREA= 43560 SQ. FT.
 OR 1.000 ACRES

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.00 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.00 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1192 AC
TOTAL AREA TO BE RECORDED:	1.1192 AC

DEVELOPER

HERITAGE LAND DEVELOPMENT
 3243 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21042

OWNERS

FRED T. LEWIS AND MARY AGNES LEWIS
 6005 TEN OAKS ROAD
 CLARKSVILLE, MD. 21029



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

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

Dorie Minter 6/8/99
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 6/14/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James ... 6/15/99
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, FRED T. LEWIS AND MARY AGNES LEWIS, OWNERS 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- 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 24 DAY OF MAY, 1999.

Fred T. Lewis
 FRED T. LEWIS
Mary Agnes Lewis
 MARY AGNES LEWIS

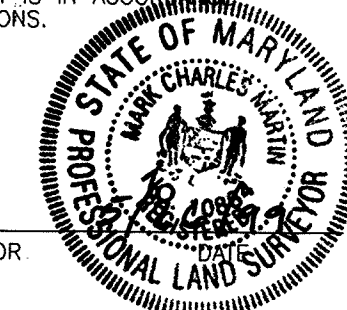
Tina ...
 WITNESS
Tina ...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY FRED T. LEWIS AND MARY AGNES LEWIS, HIS WIFE TO FRED T. LEWIS AND MARY AGNES LEWIS BY DEED DATED JUNE 19, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4005 AT FOLIO 159.

I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

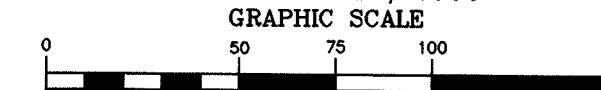
Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 10884



RECORDED AS PLAT NO. 13762 ON 6-17-99
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LEWIS PROPERTY LOT 1

ZONED: RR-DEO
 TAX MAP NO:34 BLOCK #1 PARCEL NO:160
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MAY 21, 1999



SCALE: 1"=50'
 SHEET 1 OF 1
 F 99-99

F-99-99