

WETLAND TABLE

COURSE NO.	BEARING & DISTANCE
1	N11°06'04"W 30.33'
2	S17°50'55"W 39.02'
3	S30°43'35"W 36.27'
4	N33°37'09"E 55.14'
5	N48°58'43"E 18.43'
6	S37°06'03"W 52.15'
7	N02°07'04"E 28.04'
8	S14°20'24"W 47.53'
9	S07°25'01"W 30.30'
10	N31°51'11"E 102.14'
11	S17°16'09"W 19.74'
12	N02°09'49"E 16.22'
13	S13°04'44"W 66.25'
14	S59°48'34"W 96.82'

LEGEND

- LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR ROAD WIDENING
- AREA OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT (0.8313 AC±)
- 100 YEAR FLOODPLAIN ELEVATION
- FOREST CONSERVATION EASEMENT (0.21 ACRES)
- AREA OF NON-TIDAL WETLANDS

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

Michael Pfauf 9/25/00
MICHAEL PFAUF DATE

MARY Pfauf 9/25/00
MARY PFAUF DATE

THE REQUIREMENTS § 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.

Mark C. Martin 9/25/2000
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

Michael Pfauf 9/25/00
MICHAEL PFAUF DATE

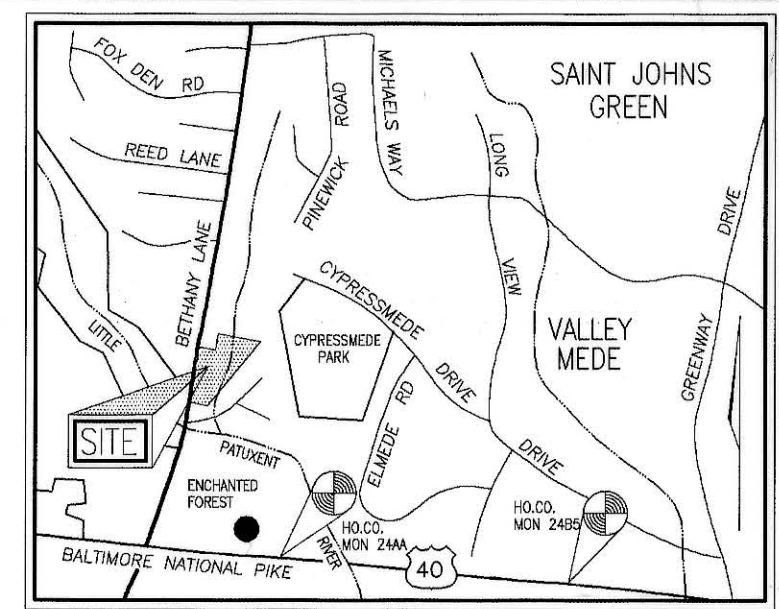
Mary Pfauf 9/25/00
MARY PFAUF DATE

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS

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

COORDINATE TABLE

POINT	NORTH	EAST
1	N 589049.0302	E 1352598.7821
2	N 589080.9760	E 1352409.7936
3	N 589190.5560	E 1352428.4362
4	N 589433.6545	E 1352476.3658
5	N 589489.5154	E 1352488.2476
6	N 589650.9250	E 1352522.5798
7	N 589612.4028	E 1352718.8264
8	N 589911.4669	E 1352783.6082
9	N 589829.8623	E 1353259.6361
10	N 589708.9571	E 1353179.1588
11	N 589540.8559	E 1353022.3932
12	N 589317.6725	E 1352840.3760
13	N 589091.8604	E 1352628.5278



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- DEED REFERENCE: L4864 / F.462
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES INC., ON OR ABOUT MAY 15, 1999.
- 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:
24AA (N) 587,380.458 (E) 1,352,603.488
24B5 (N) 586,956.233 (E) 1,356,570.840
- 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.
- 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 - 14 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.
- WETLANDS SHOWN HEREON BASED ON DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL AND ASSOCIATES.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND BETHANY LANE RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING PERIMETER WOODS ALONG BOUNDARY LINES.
- WATER AND SEWER SERVICE TO LOTS 1 THROUGH 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B 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. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 71-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 412-S.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE EXISTING HOUSE ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, FLOODPLAINS THEIR BUFFERS OR FOREST CONSERVATION AREAS.
- REF WP-99-118 DENIED JUNE 24, 1999 TO ALLOW FOREST CONSERVATION EASEMENTS FOR REFORESTATION/AFFORESTATION TO BE LOCATED ON LOTS LESS THAN 40,000 SQFT.
- THE FOREST CONSERVATION REQUIREMENTS OF THIS SUBDIVISION HAVE BEEN MET BY RETENTION OF 2.32 ACRES OF EXISTING FOREST ON LOT 4 AND THE CREATION OF A 0.21 ACRE FOREST RETENTION CONSERVATION EASEMENT WITHIN OPEN SPACE LOT 5.
- FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT FOR THIS PROJECT PER SECTION 5.2.3.A.3 OF THE DESIGN MANUAL, VOLUME 1 WAS APPROVED ON AUGUST 20, 1999.
- OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 8.0141 X .06 = 0.4808 AC OR 20,946 SQFT
OPEN SPACE PROVIDED: 0.7108 AC OR 30,964 SQFT (9%)
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBS EXPOSURE. THE 65 dBS EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

GENERAL NOTES (CONT)

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1-4. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- RETENTION ON LOT 4 BASED ON DPZ POLICY DATED MAY 11, 1999 ALLOWING RESIDENTIAL FOREST CREDIT FOR RETENTION ON LOTS GREATER THAN 40,000 SQFT. NO FOREST CONSERVATION EASEMENT WILL BE RECORDED ON LOT 4.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF 100 YEAR FLOODPLAIN:	0.8313 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	6.9696 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.7108 AC
TOTAL AREA OF LOTS TO BE RECORDED:	7.6804 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.3337 AC
TOTAL AREA TO BE RECORDED:	8.0141 AC

OWNERS/DEVELOPERS

MICHAEL PFAUF
MARY PFAUF
6212 DEVON DRIVE
COLUMBIA, MD 21044

OWNER'S CERTIFICATE

WE, MICHAEL PFAUF AND MARY PFAUF, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY 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 9 DAY OF SEPTEMBER, 2000.

Michael Pfauf
MICHAEL PFAUF
Mary Pfauf
MARY PFAUF

James Keane
WITNESS
James Keane
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 MARIA EAKLE PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD F. CHILDS TO MICHAEL PFAUF AND MARY PFAUF BY DEED DATED AUGUST 26, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4864 AT FOLIO 462.

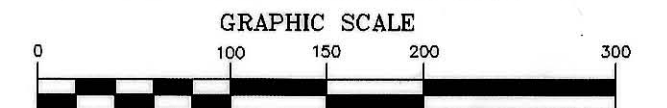
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 9/25/2000
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO. 14468 ON 10/16/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHILDS PROPERTY
LOTS 1 TO 4 AND
OPEN SPACE LOT 5
ZONED: R-20

TAX MAP NO:17 BLOCK:20 PARCEL NO:138
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER 22, 2000



SCALE: 1"=100'
SHEET 1 OF 1
F-99-177

ACAD FILE: C:\ACAD\CHILDS\REV\PLAT.DWG