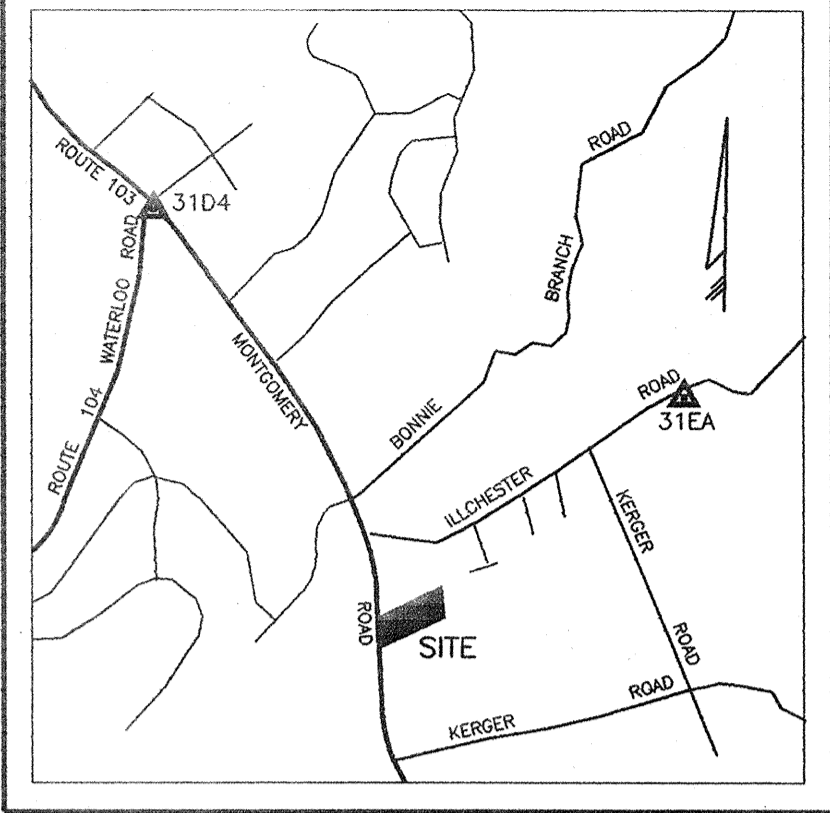


COORDINATES		
POINT	NORTH	EAST
BD100	567827.87	1372420.86
BD101	567251.87	1371943.58
BD102	567432.81	1371933.73
BD103	567817.37	1372367.04
RW1	567282.37	1371982.29
RW2	567466.68	1371971.89

PIPESTEM TABULATION CHART				
LOT #	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
3	15105 SQ.FT.	1090 SQ.FT.	14015 SQ.FT.	14000 SQ.FT.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM NAD-83 (1991), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 14 1999 BY DMW (DAFT-MCCUNE-WALKER, INC.)
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO KNOWN CEMETERIES OR GRAVESITES ON THESE PARCELS.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE HOWARD COUNTY DESIGN MANUAL AND EXISTING DRIVEWAYS ON THE FLESHMAN PROPERTY WILL BE ABANDONED PRIOR TO RECORDATION.
- FOREST CONSERVATION REQUIREMENTS MET BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$7841.
- OPEN SPACE REQUIREMENT HAS BEEN MET BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$4500.
- NOISE STUDY PREPARED BY DAFT-MCCUNE-WALKER IN JUNE 1999.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO 100 YEAR FLOODPLAINS EXIST ON THIS SITE.
- EXISTING DWELLING ON LOT 2 IS TO BE RETAINED.
- FOR ALL LOTS ON THIS SITE, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY, AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- SEE WP-99-128 APPROVED ON AUGUST 3, 1999. REQUEST TO WAIVE SECTION 16.120(c)(2) TO ALLOW 3 OF THE 4 LOTS TO BE CREATED WITHOUT FRONTAGE ON A PAVED ROAD, AND SECTION 16.120(b)(5) TO ALLOW THE NOISE LEVEL ADJACENT TO A DWELLING TO EXCEED DESIGN MANUAL STANDARDS WITHOUT PROVIDING MITIGATION. SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLY WITH REQUIREMENTS OF DEVELOPMENT ENGINEERING DIVISION REGARDING DESIGN OF ACCESS AND A 65d.b.c. LINE.
 - STATE HIGHWAY ADMINISTRATION WILL NOT BE RESPONSIBLE FOR NOISE MITIGATION.
 - N/A PER HOWARD COUNTY, DEPARTMENT OF PLANNING & ZONING LETTER DATED MARCH 22, 2000.
 - THE EXISTING DRIVEWAY FROM MD RTE. 103 WILL BE ABANDONED AND A NEW DRIVEWAY ON LOT 2, DERIVING ACCESS FROM THE DRIVEWAY/PRIVATE ACCESS PLACE WITHIN THE 30-FOOT EASEMENT ON TRAVIS LANDING WILL BE CONSTRUCTED.
- A NEW DRIVEWAY ON LOT 1 SHALL BE SHOWN ON THE PLOT PLAN FOR CONSTRUCTION OF A DWELLING ON THAT LOT AND SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY. THE DRIVEWAY SHALL BE CONNECTED TO THE AREA WITHIN THE 30-FOOT EASEMENT WHICH ADJOINS FLESHMAN, LOT 1.
- DRIVEWAYS ON LOTS 3 & 4 WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS FOR THOSE LOTS.
- NO DRIVEWAYS SHALL BE CONSTRUCTED ON FLESHMAN PROPERTY TO CONNECT DIRECTLY TO MD RTE. 103.
- EXISTING VEGETATION ON LOT 1 ADJACENT TO THE MD RTE. 103 RIGHT-OF-WAY WILL BE RETAINED IN ORDER TO RETAIN A VISUAL BUFFER FROM THE TRAFFIC ON MD RTE. 103.
- THE EXISTING BUILDING ON LOT 1 MUST REMAIN ON THE LOT AS A DWELLING UNIT. IF THE BUILDING IS RAZED TO ACCOMMODATE A NEW DWELLING UNIT, THE DEPARTMENT OF PLANNING AND ZONING WILL REQUIRE NOISE MITIGATION, per DEP comment of 3/31/00.

GENERAL NOTES CONTINUED

- DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 14 FEET
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 THROUGH 4. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN 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.
- THE AGREEMENT OF RIGHT-OF-WAY AND MAINTENANCE DATED JUNE 16, 1993 AND RECORDED IN LIBER 2983 FOLIO 728 ESTABLISHES THE USE-IN-COMMON DRIVEWAY TO BENEFIT BOTH TRAVIS LANDING AND THE SUBDIVIDED FLESHMAN PROPERTY.

Subject to 4th Edition Subdivision Regulations & to Council Bill 50-2001 which amends portions of the Zoning Regulations.

MARYLAND ROUTE 103
MONTGOMERY ROAD
(MINOR ARTERIAL)

AREA TABULATIONS	
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	89093 SQ.FT.±
TOTAL AREA OF OPEN SPACE.....	0 SQ.FT.±
TOTAL AREA OF ROADWAYS (INCLUDING WIDENING STRIP).....	7345 SQ.FT.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	96438 SQ.FT.±

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

Penny Borenstein Mgr. Ed. 6-10-02
Howard County Health Officer MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 5/21/02
Date

Director 6/12/02
JA Date

OWNER'S DEDICATION

We, Ralo Incorporated, by Christopher L. Rachuba, President, 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, Maryland, its successors and assigns,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

The requirements of 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.

Witness our hands this 16th day of May, 2002.

Chr Rachuba 5-16-02
Christopher L. Rachuba Date
President

Richard Perry 5/16/02
Richard Perry Date
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands conveyed by Bruce E. Flesham and Anita M. Flesham to Ralo Incorporated, by deed dated February 4, 2002 and recorded in the Land Records of Howard County, Maryland, in Liber 5988 Folio 574; 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. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vitti 5/16/02
Anthony J. Vitti Date
Professional Land Surveyor No. 10951

DMW
Daft · McCune · Walker, Inc.

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax: 296 4705

RECORDED AS PLAT No. 15447
ON 6-20-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

FLESHMAN PROPERTY

ZONING: R20
TAX MAP: 31 GRID: 20 PARCEL: 205
FIRST ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 50' MAY 15, 2002
COMPUTED BY: PSE DRAWN BY: PSE CHECKED BY: PAS

