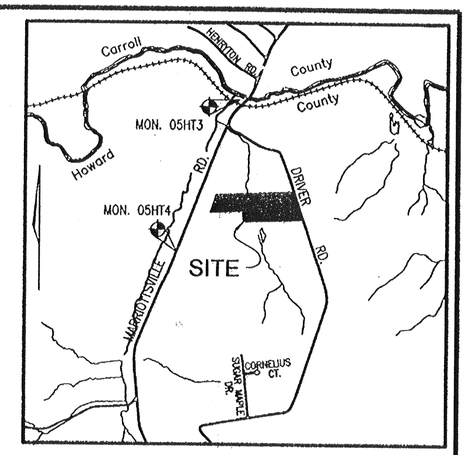
GENERAL NOTES

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
2. SUBJECT PROPERTY ZONED RC-DEO PER 02/02/2004 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 05HT3 AND 05HT4.
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN SEPTEMBER 2003.
5. BRL DENOTES BUILDING RESTRICTION LINE.
6. ● DENOTES IRON PIN W/CAP SET
7. ✓ DENOTES IRON PIPE OR IRON BAR FOUND.
8. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
9. ■ DENOTES STONE OR MONUMENT FOUND.
10. 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, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
    - B) SURFACE – (P-1) STANDARD PAVING
    - 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.
11. THE ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 17, 2005 AS NO. D10885788.
12. DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE IN COMMON ACCESS EASEMENT SERVING LOTS 3 THROUGH 6, PRESERVATION PARCEL A ARE TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
13. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 3 THROUGH 6 AND PRESERVATION PARCEL A TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE IN COMMON ACCESS EASEMENT AND THE ROAD RIGHT OF WAY AND NOT ONTO THE AFORESAID PRIVATE 24 FOOT USE IN COMMON EASEMENT.
14. THE EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON LOT 5 TO REMAIN.
15. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
16. THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2003.
17. LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAVE BEEN REVIEWED FOR THIS PLAT. LANDSCAPE SURETY IN THE AMOUNT OF $7200.00 IS PART OF THE DEVELOPER'S AGREEMENT.
18. NO FLOODPLAIN EXISTS ON THIS SITE.
19. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE: P-04-133.
20. THIS PLAT CREATES 2 NON CLUSTER LOTS (6.0481 AC. LOTS 4 & 5) AND 2 CLUSTER LOT (2.04187 AC. LOTS 3 & 6). THE PRESERVATION PARCEL AREA REQUIRED FOR THE CLUSTER LOTS IS 6.4586 AC. THE TOTAL PRESERVATION PARCEL AREA FOR THIS SUBDIVISION IS 6.4615 AC.
21. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOTS 3 THROUGH 5 IN ACCORDANCE WITH THE DESIGN MANUALS.
    Cpv (QUANTITY CONTROL): EXEMPT, THE 1-YEAR RUNOFF IS LESS THAN 2 cfs.
    ReV AND WQv PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION.
22. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 3 THROUGH 5, AND PARCEL A, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
23. THIS PLAN IS SUBJECT TO WAIVER WP-06-53 APPROVED DECEMBER 19, 2005; THE REQUEST TO WAIVE SECTION 16.120(b)(4)(iii) TO INCLUDE ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES, SUBJECT TO THE FOLLOWING:
    A) A 25' ENVIRONMENTAL SETBACK FROM THE FOREST CONSERVATION EASEMENT LOCATED ON LOT 4 SHALL BE SHOWN ON THE FINAL PLAT FOR THE ANTONIS PROPERTY, F-05-125.
    B) A REDLINE REVISION SHALL BE MADE TO THE APPROVED FOREST CONSERVATION PLAN FOR THIS SUBDIVISION AS TO ADD A NOTE REFERENCING WP-06-53, DECISION, CONDITIONS OF APPROVAL AND DATE, AND TO SHOW THE REDESIGN OF THIS SUBDIVISION IN ACCORDANCE WITH THE REVISED WAIVER PETITION EXHIBIT.

BENCHMARK DATA

05HT3: N: 613668.369
E: 1340978.788

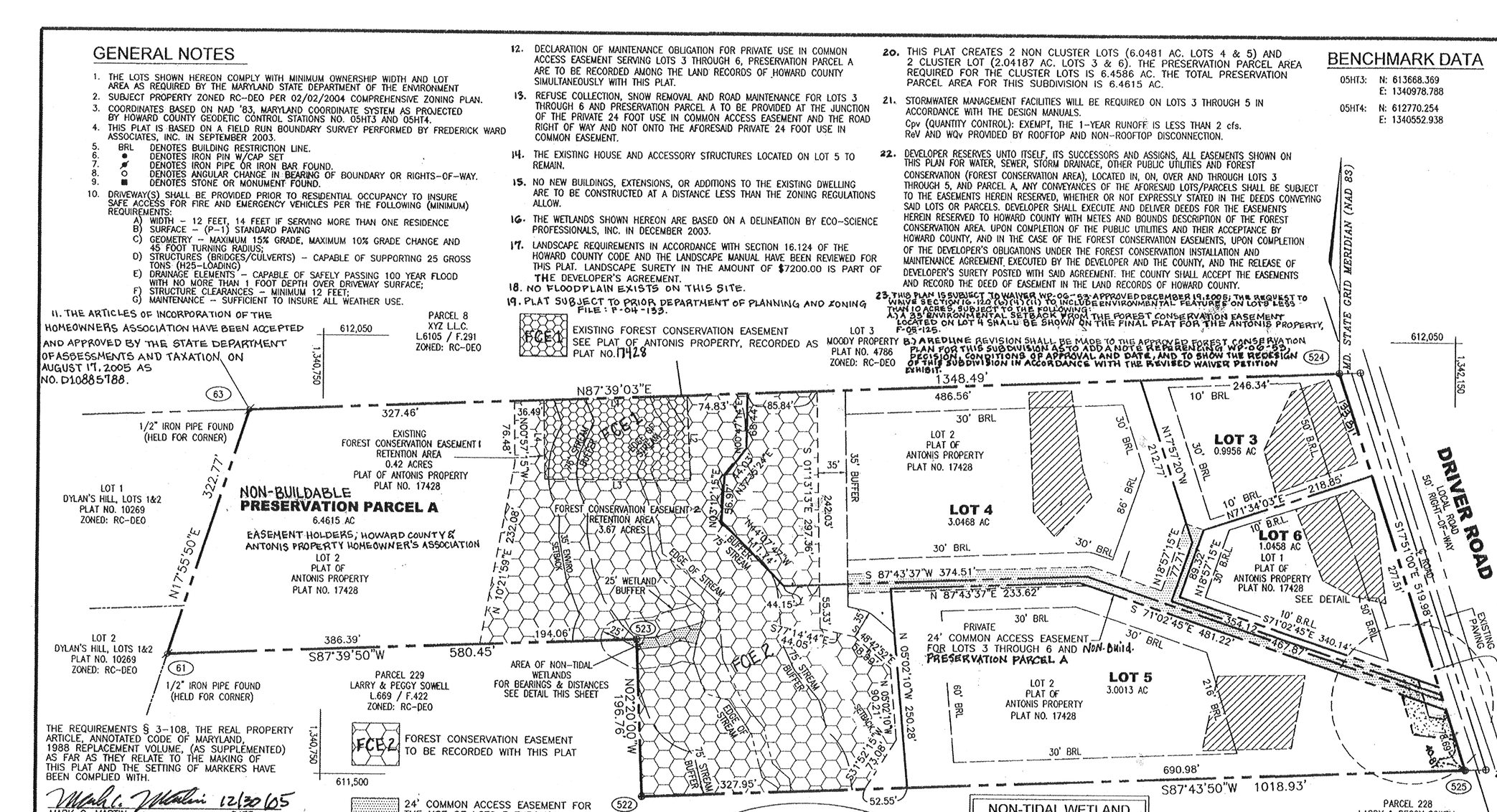
05HT4: N: 612770.254
E: 1340552.938



VICINITY MAP
SCALE: 1"=2000'

PRESERVATION AREA TABULATIONS

GROSS AREA (F-04-133) = 14.8493 AC
AREA OF R/W DEDICATION = 0.2984 AC
NET AREA = 14.5509 AC
PRESERVATION PARCEL REQUIRED =
4.25 – 1.0458 (LOT6) = 3.2042 AC
4.25 – 0.9956 (LOT3) = 3.2544 AC
TOTAL: 6.4586 AC
TOTAL PRESERVATION PARCEL PROVIDED = 6.4615 AC



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 12/30/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR # 10884

JAMES H. SELFRIDGE BUILDERS, INC. 1-9-06
BY: JAMES H. SELFRIDGE DATE

PLEASANT PROSPECT FARM, INC. 1-9-06
BY, DONALD REUWER, JR. DATE

FCE1 EXISTING FOREST CONSERVATION EASEMENT SEE PLAT OF ANTONIS PROPERTY, RECORDED AS PLAT NO. 17428

FCE2 FOREST CONSERVATION EASEMENT TO BE RECORDED WITH THIS PLAT

24' COMMON ACCESS EASEMENT FOR THE USE OF LOTS 3 THROUGH 6, PRESERVATION PARCEL A AND LOT 1 PLAT OF ANTONIS PROPERTY

COORDINATE TABLE

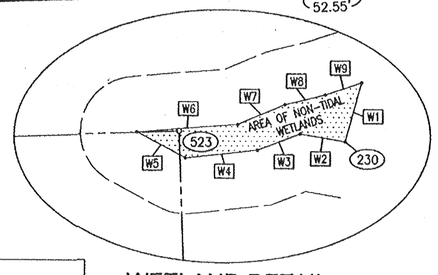
61	N 611648.3894	E 1340559.6814
63	N 611955.4808	E 1340659.0493
522	N 611475.4540	E 1341147.6601
523	N 611672.0508	E 1341139.6490
524	N 612010.7545	E 1342006.4080
525	N 611515.8034	E 1342165.7947

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED.	2
TOTAL NUMBER OF NON-CLUSTER LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED:	2.0418 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	8.0895 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	8.0895 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	6.4615 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.00 AC
TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE RECORDED.	3.67 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:.	14.5510 AC

MINIMUM LOT SIZE CHART

LOT	NET AREA	PIPE STEM	TOTAL AREA
LOT 3	40001 SF. 0.9183 AC.	3367 SF. 0.0773 AC.	43368 SF. 0.9956 AC.
LOT 4	130759 SF. 3.0018 AC.	1959 SF. 0.0450 AC.	131718 SF. 3.0468 AC.



WETLAND DETAIL
SCALE: 1"=50'

ROBERT VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

NON-TIDAL WETLAND LINE CHART

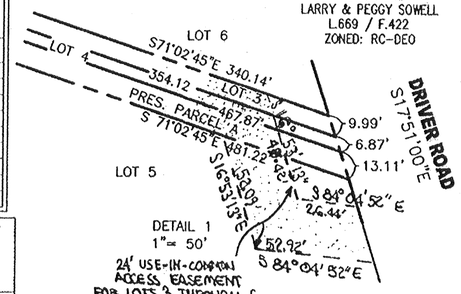
NO.	BEARING	DISTANCE
W1	S 14°58'07" W	27.48'
W2	N 80°23'16" W	20.17'
W3	S 68°34'04" W	20.28'
W4	S 83°24'01" W	32.23'
W5	N 61°45'24" W	24.52'
W6	N 85°11'31" E	44.87'
W7	N 67°04'57" E	22.65'
W8	N 75°38'22" E	18.49'
W9	N 70°57'23" E	16.91'

FOREST CONSERVATION EASEMENT RETENTION AREA

AS PER THE PLAT OF ANTONIS PROPERTY RECORDED AS PLAT NO.

COURSE	BEARING	DISTANCE
L1	N 87°39'03 E	176.81'
L2	S 02°52'52" E	105.71'
L3	S 89°51'40" W	179.93'
L4	N 01°11'17" W	98.79'

OWNER - Lot 6
JAMES H. SELFRIDGE BUILDERS INC.
14045 GARED DRIVE
GLENWOOD, MD 21738



PARCEL 228
LARRY & PEGGY SOWELL
L.669 / F.422
ZONED: RC-DEO

OWNERS

PLEASANT PROSPECT FARM, INC.
5300 DORSEY HALL DR. STE 102
ELLICOTT CITY, MARYLAND
21042-7819

GENERAL NOTES (CONT)

24. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.67 ACRES LOCATED ON PRESERVATION PARCEL A.
25. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

LAND PREVIOUSLY DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF ROADWAY WIDENING PLAT NO. 17428

26. ▨ 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.
27. THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS AND THE APRIL 13, 2004 ZONING REGULATIONS.
28. ONLY A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED; NEITHER SURETY NOR A DEVELOPER'S AGREEMENT IS REQUIRED FOR THE 3.67 ACRE FOREST CONSERVATION RETENTION EASEMENT.
    THE EXISTING 0.42 ACRES OF FOREST CONSERVATION EASEMENT WAS CREATED WITH PREVIOUS PLAT NO. 17428. AN ADDITIONAL 3.67 ACRES OF FOREST CONSERVATION IS PROVIDED BY THIS PLAT WHICH DOES NOT REQUIRE SURETY OR DEVELOPERS AGREEMENT.
29. WELL TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE.
30. ALL LOT AREAS SHOWN HEREON ARE MORE OR LESS.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 1 & 2 SHOWN ON THE PLAT OF THE ANTONIS PROPERTY RECORDED AS PLAT NO. 17428 AND TO CREATE TWO 3 ACRE LOTS, 2 CLUSTER LOT, AND NON-BUILDABLE PRESERVATION PARCEL A;
AND TO CREATE THE 24 FOOT WIDE COMMON ACCESS EASEMENT FOR THE USE OF LOTS 3 THROUGH 5, PRESERVATION PARCEL A AND FOR LOT 1 PLAT OF ANTONIS PROPERTY RECORDED AS PLAT NO. 17428

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

for HOWARD COUNTY HEALTH OFFICER 12/30/05 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 1/26/06 DATE

DIRECTOR 2/2/06 DATE

OWNER'S CERTIFICATE

WE, PLEASANT PROSPECT FARM, INC., BY DONALD REUWER, JR. AND JAMES H. SELFRIDGE BUILDERS, INC. OWNER 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;
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS OUR HANDS THIS 9TH DAY OF JANUARY, 2006

PLEASANT PROSPECT FARM, INC.
BY, DONALD REUWER, JR.

JAMES H. SELFRIDGE BUILDERS, INC.
BY: JAMES H. SELFRIDGE

WITNESS

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 TAYLOR FAMILY LIMITED PARTNERSHIP B TO PLEASANT PROSPECT FARM, INC. BY DEED DATED AUGUST 25, 2005 RECORDED IN LIBER 9443 FOLIO 72 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BY PLEASANT PROSPECT FARM, INC. TO JAMES H. SELFRIDGE BUILDERS, INC. BY DEED DATED NOVEMBER 14, 2005 RECORDED IN LIBER 9630 FOLIO 593 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 SUBDIVISION REGULATIONS.

STATE OF MARYLAND MARK C. MARTIN 10884 REGISTERED PROFESSIONAL LAND SURVEYOR

MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO. 17998 ON 2/3/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

ANTONIS PROPERTY

LOTS 3 THROUGH 6 & NON BUILDABLE PRESERVATION PARCEL A

A RESUBDIVISION OF ANTONIS PROPERTY LOTS 1 & 2 RECORDED AS PLAT NUMBER 17428

ZONED RC-DEO

TAX MAP NO:10 BLK:4 PARCEL NO:271

3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

GRAPHIC SCALE
0 100 150 200 300

SCALE 1"= 100' DECEMBER 29, 2005

K:\PROJECTS\2034032\...\PLATREV.DWG

F-05-125