

Coordinate Table		
POINT	NORTH	EAST
1805	526779.710	804641.610
1808	526743.474	804213.219
1809	526725.830	804238.270
1810	526410.070	804299.980
2803	526879.301	804530.599
2806	526779.213	804213.162
3621	526373.526	804553.061
5110	526446.217	804570.576
5120	526772.852	804199.520
5295	526895.282	804621.232
5692	526331.059	804729.306

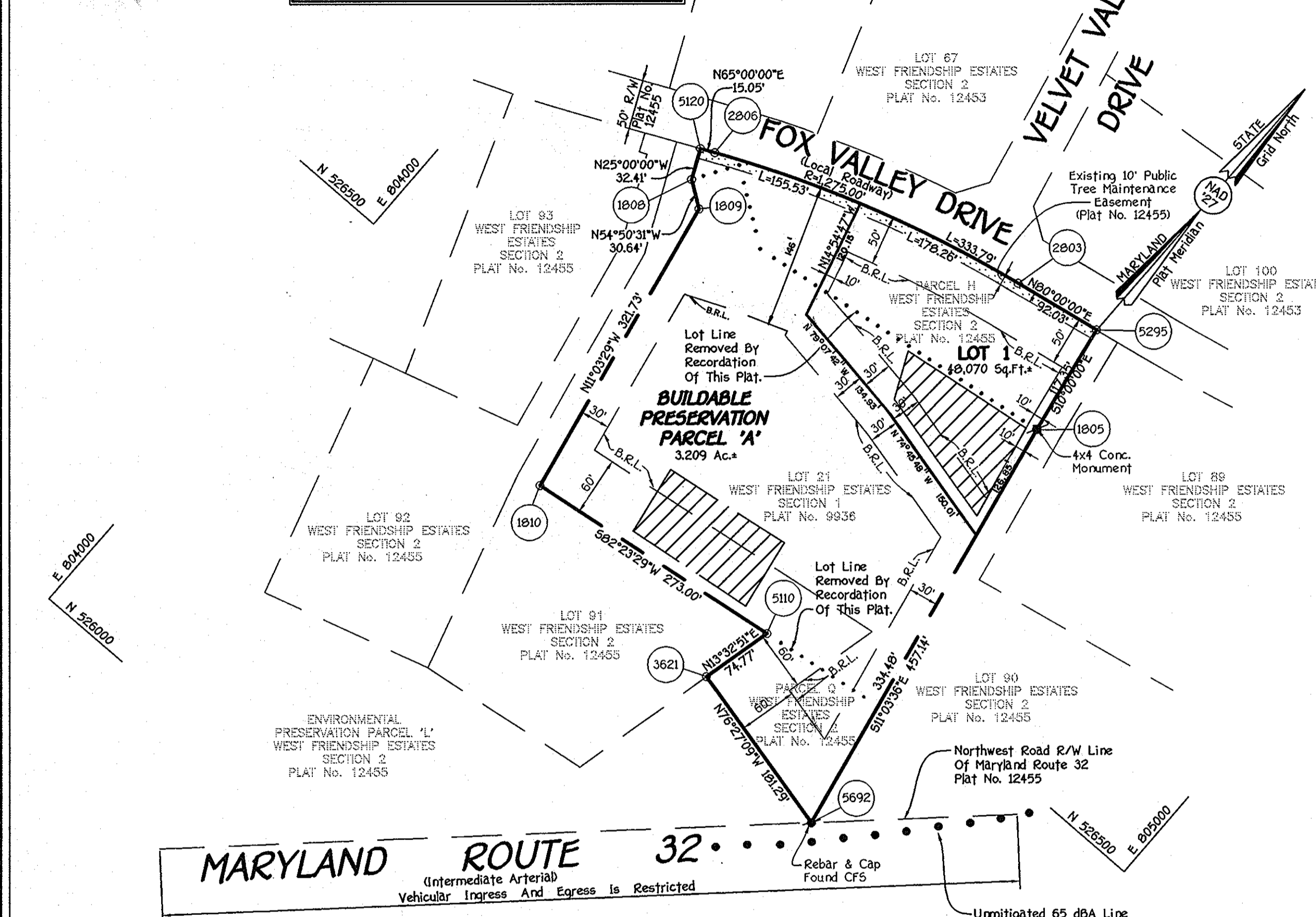
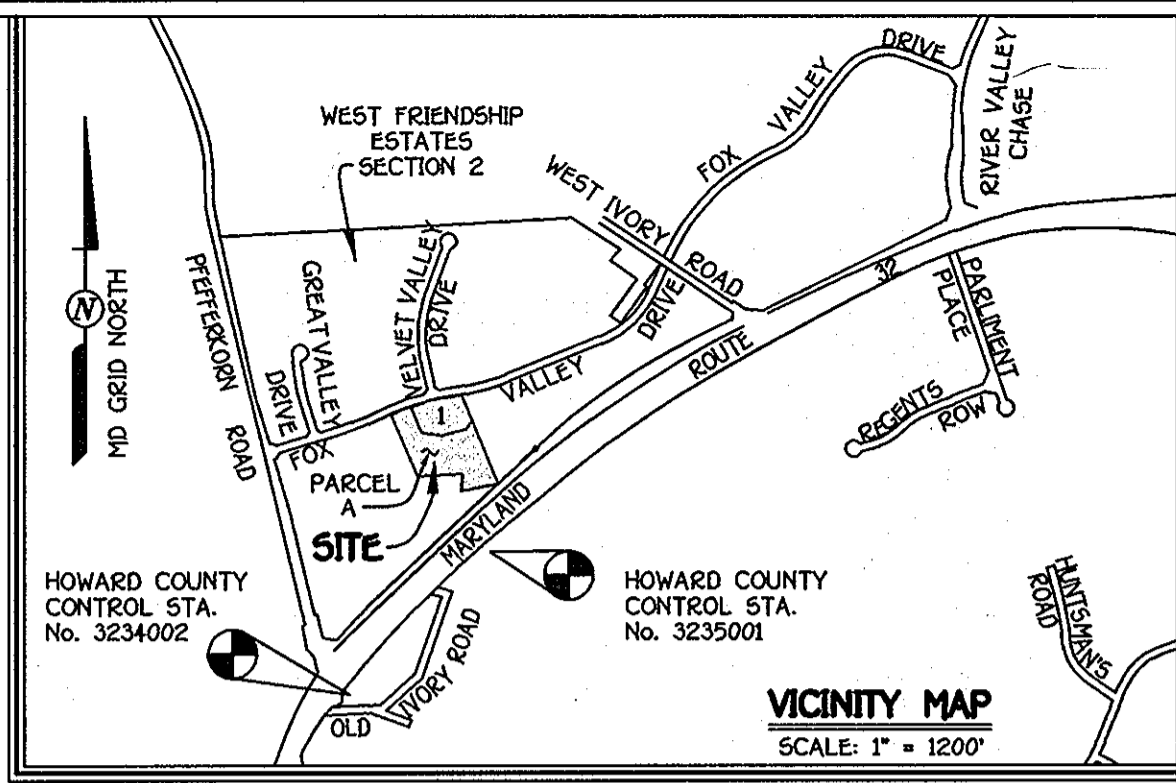
THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher 2/19/00
TERRELL A. FISHER, L.S. #10692
(REGISTERED LAND SURVEYOR)

Stephen E. Hodapp 2/20/00
STEPHEN E. HODAPP
(OWNER)

Mary P. Hodapp 2/20/00
MARY P. HODAPP
(OWNER)

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
2806-2803	1275.00'	333.79'	15°00'00"	167.86'	N72°30'00"E 332.84'



GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State 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 Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Md. 27 - Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3234002 And No. 3235001. Sta. 3234002 N 526895.282 E 803895.285 Sta. 3235001 N 526864.999 E 805631.895
- This Plat Is Based On Plat Meridian Of West Friendship Estates, Section 2 Recorded Among The Land Records Of Howard County, Maryland On November 7, 1996 As Plat No. 12451 Thru 12455.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Time Drivers Shall Be Provided Prior To Residential Occupancy.
- To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet Or Feet Serving More Than One Residence;
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Gullies/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (±).
- Existing Structures On Buildable Preservation Parcel A To Remain. Any Additions And/Or Modifications To Existing Structures Shall Comply With Current Zoning Regulations.
- Denotes Existing 10' Public Tree Maintenance Easement Plat No. 12455.
- The Wetland And Forest Stand Delineation Prepared By Eco-Science Professionals, Inc.
- The 65 dBA Noise Line Is Located Outside The Limits Of This Submission And Is Identified On West Friendship Estates, Section 2, Plat No. 12455.
- Preservation Parcel A Will Be Privately Owned And Maintained. This Preservation Parcel Is Encumbered By An Easement Agreement With Hodapp Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel And Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- Articles Of Incorporation Of Hodapp Property Homeowner's Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On December 2, 1999 With Account No. D055816.
- Density Tabulation:
 - Total Area Of Submission = 4.312 Ac.
 - Allowed Development Rights For Subdivision = 1 (4.312 Acres/4.25 DU./Acre) = 1.015 DU.
 - Permitted Development Rights Under DEO = 2 (4.312 Acres/ 2 DU./Acre) = 2.156
 - Number Of Proposed Buildable Lots And/Or Preservation Parcels = 2
 - Total Number Of Density Rights Required To Be Transferred = 1.015 DU. Unit. (2 DU. - 1 DU.) = 1 Total DU. Required.
- Sending Parcel Information:
 - Tax Map No. 2
 - Parcel No. 61
 - Grid No. 15
 - Ownership: *LORENZO ROMITI, ROBERT ROMITI AND TERESA ROMITI (LIBER 4504 AT FOLIO 32).*
- Using The Density Exchange Option Described In Section 106 Of The Zoning Regulation, The Development Rights For 1 Of The DEO Residential Lots/Parcels Included For This Subdivision Plat Have Been Transferred From The Following Property:
 - One (1) DEO Unit From *Lot 21 - West Friendship Estates, Section 1 (Plat No. 9936) Property, Tax Map No. 2 Parcel No. G1, Grid No. 15, Liber 4504 At Folio 32.* The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.
- The Owner/Developer Has Proposed To Pay A Fee-In-Lieu Of Creating Open Space For This Project In The Amount Of \$1500.00.
- The Obligations Of The Forest Conservation Program Has Been Satisfied By A Fee-In-Lieu Payment In The Amount Of \$2613.60.
- The Obligations Of APFO Road Improvements Has Been Satisfied By A Fee-In-Lieu Payment Of \$2125.00.
- The Developer Is Obligated To Provide 11 Landscape Shrub Trees Between Lot 1 And Buildable Parcel A. Surety will be posted with the grading permit application.

AREA TABULATION

Total Number Of Buildable Lots To Be Recorded	1
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	1.103 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	3.209 Ac.±
Total Area Of Lots/Parcels To Be Recorded	4.312 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	4.312 Ac.±

OWNER AND DEVELOPER
Stephen E. Hodapp and
Mary P. Hodapp
3340 Maryland Route 32
West Friendship, Maryland
21794

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855
30681.DWG

The Purpose Of This Plat Is To Resubdivide Lot 21 - West Friendship Estates, Section 1 (Plat No. 9936) And Parcels H And Q - West Friendship Estates, Section 2 (Plat No. 12455) Into 1 Buildable Cluster Lot 1 And A Buildable Preservation Parcel A

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.
Dick Matusz 2/23/00
Howard County Health Officer *DHM* OK MADE Date

Approved: Howard County Department Of Planning And Zoning.
William J. DeLoe 3/24/00
Chief, Development Engineering Division 4 Date
James V. DeLoe 2/19/00
Director *JVA* Date

OWNER'S CERTIFICATE
Stephen E. Hodapp And Mary P. Hodapp, 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: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other 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 Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of February.

Stephen E. Hodapp
Stephen E. Hodapp
Mary P. Hodapp
Mary P. Hodapp

Linda C. Daigle
Witness
Linda C. Daigle
Witness

SURVEYOR'S CERTIFICATE
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All Of The Lands Conveyed By Anne S. Houser To Stephen E. Hodapp And Mary P. Hodapp, His Wife, By Deed Dated December 20, 1999. And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4994 At Folio 007B And 2) All Of The Lands Conveyed By West Friendship Estates, A Maryland General Partnership, To Steve Hodapp And Mary Hodapp By Deed Dated August 27, 1998 And Recorded Among The Aforesaid Land Records In Liber 4696, Folio 094, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland As Amended, And Monumentation Is In Accordance With The Subdivision Regulations.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
2/19/00
Date

Recorded As Plat No. 12491 On 2/25/00
Among The Land Records Of Howard County, Maryland.

HODAPP PROPERTY
Lot 1 And Buildable Preservation Parcel 'A'
(A Resubdivision Of Lot 21 - West Friendship Estates, Section 1 (Plat No. 9936) And Parcels H And Q - West Friendship Estates, Section 2 (Plat No. 12455))
Zoning: RC-DEO

Tax Map 22 Grid 2 Parcel 556
Third Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'

DATE: FEBRUARY 19, 2000
Sheet 1 of 1
F00-24