

**Coordinate Table**

POINT	NORTH	EAST
059	529156.767700	031337.552600
060	529180.734800	031338.008600
067	529180.996500	031333.015500
068	529276.723000	031338.032300
1043	529282.090600	031220.994000
1049	529065.036400	031198.095800
1050	529054.045900	031206.995700
1081	529041.596100	031325.447500

**Private Sewer And Utility Easement Across Formal Open Space Lot 124 Metes And Bounds Charts**

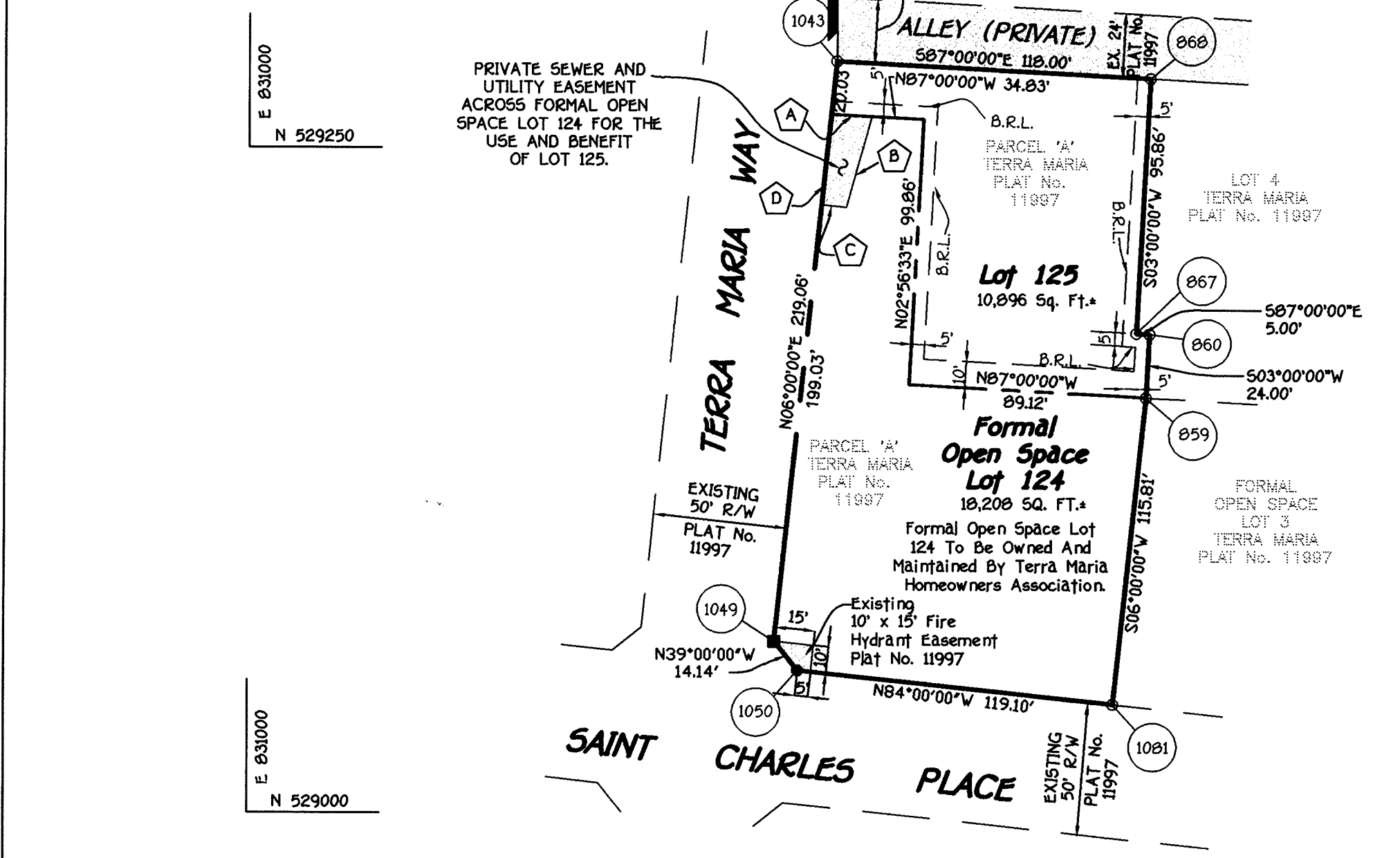
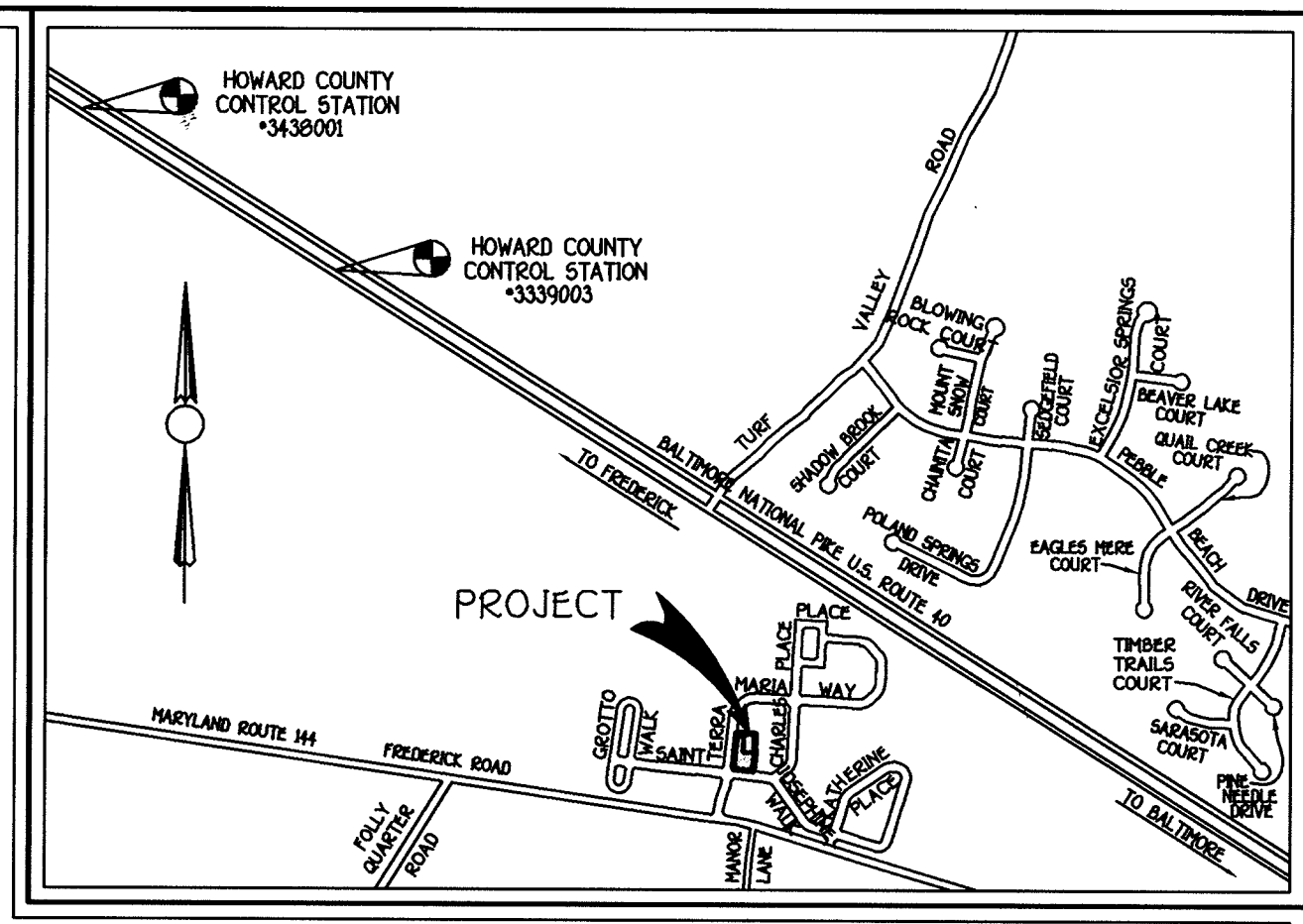
SYMBOL NO.	BEARING AND DISTANCE
A	S07°00'00"E 15.24'
D	N06°00'00"E 34.00'
C	N04°00'00"W 9.49'
B	S15°20'44"W 35.27'

**Minimum Lot Size Chart**

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
125	10,896 SQ.FT.*	686 SQ.FT.*	10,210 SQ.FT.*	0 SQ.FT.*	0 SQ.FT.*	10,210 SQ.FT.*

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

"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 Designated As "Forest Conservation Area", Located In, On, Over, And Through Formal Open Space Lot 124 And Lot 125, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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(s) Of Easement In The Land Records Of Howard County."



**General Notes (Continued):**

- Open Space Requirements:
  - Public Open Space Provided (Not Including Areas Which Are Less Than 35 Feet Wide) (Total Public Open Space Lots 108, 112, 114, 115, 118, 119, 121, And 122 - Areas Less Than 35 Feet Wide) (3.011 Ac.\*) - (0.204 Ac.\*) = 12.727 Ac.\*
  - Formal Open Space Required: (20% Of Required Total Open Space) (.20 x 13.777 Ac.\*) = 2.755 Ac.\*
  - Formal Open Space Provided (Not Including Areas Which Are Less Than 35 Feet Wide): (Total Formal Open Space Lots 3, 107, 109, 110, 111, 113, 116, 117, 120, 123 And 124 - Areas Less Than 35 Feet Wide) (3.616 Ac.\*) - (0.000 Ac.\*) = 3.616 Ac.\*
  - Total Open Space Provided: (Not Including Areas Which Are Less Than 35 Feet Wide): (Public Open Space) + (Formal Open Space) (12.727 Ac.\*) + (3.616 Ac.\*) = 16.343 Ac.\*
  - Total Open Space Required: (25% Of The Gross Site Acreage) (0.25 x 55.107 Ac.\*) = 13.777 Ac.\*
  - Recreational Open Space Required: (Minimum Of 250 Sq. Ft./Unit x 104 Units) = 0.596 Ac.\*
  - Recreational Open Space Provided: 3.201 Ac.\*
  - The Recreational Open Space Requirement Will Be Met With The Formal Open Space Provided.
- Wetland Locations Determined By: M.A. Dircks. Wetland Report Approved 11/12/93. No Wetlands Within The Limits Of This Submission.
- Traffic Report Prepared By The Traffic Group. Report Approved 11/12/93.
- Noise Report Prepared By The Wilson T. Ballard Company. Report Approved 11/12/93.
- Articles Of Incorporation Of Terra Maria Homeowners Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On September 8, 1995, As Account No. 307350.
- Formal Open Space Lot 124 Owned And Maintained By Homeowners Association.
- The Required Side Or Rear Setback From An Alley Right-Of-Way Shall Be 0 Feet For Accessory Structures.
- A Minimum Of 10 Feet Must Be Provided Between Structures.
- The Specimen Tree On Parcel 'A' Will Remain On Formal Open Space Lot 124 (Per Planning Board Decision And Order 330).
- All Lot Areas Are More Or Less (s).
- Stormwater Management For Lots 124 and 125 is Provided in a Facility Constructed Under F-95-99.

**General Notes:**

- Subject Property Zoned R-ED Per 10/18/93 Comprehensive Zoning Plan And Is Subject To Zoning Case ZB 925M And Planning Board Case No. 291, F93-65, F93-115, Wp92-114, 594-02, P94-24, F95-99, PB 330 And 599-10.
- Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3438001 And No. 3339003.  
Sta. 3438001 N 532502.146 E 027774.234  
Sta. 3339003 N 531659.159 E 029105.460
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 1992, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag Or Pipe Stem And The Road R/W And Not Onto The Flag Or Pipe Stem Driveway.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (4 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;
  - Maintenance - Sufficient To Ensure All Weather Use.
- Density Calculations:
  - Gross Area Of Tract= 55.107 Ac.\*
  - Less Total Area Of Steep Slopes 25% And Greater= 1.90 Ac.\*
  - Less Area Of Parcel F-1 (Plat No. 13997) = 1.110 Ac.\*
  - Net Area Of Tract= (55.107 Ac.- 1.90Ac. - 1.110 Ac.)= 52.017 Ac.\*
  - Number Of Residential Lots Allowed In The R-ED Zone: 2 Units/Net Acre.
  - Number Of Residential Units Allowed By Zoning: 52.017 Ac.\* x 2 Units = 104 Units
  - Number Of Residential Detached Lots And Number Of Proposed Lots (This Submission)= 103 + 1 = 104

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	1
TOTAL NUMBER OF FORMAL OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED.	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	0.250 AC.*
TOTAL AREA OF FORMAL OPEN SPACE LOTS TO BE RECORDED	0.418 AC.*
TOTAL AREA OF PARCELS TO BE RECORDED.	0.000 AC.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.	0.668 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.000 AC.*
TOTAL AREA TO BE RECORDED.	0.668 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.

Jenell Forman (Owner) 6-13-00 DATE  
Wanda Forman (Owner) 6-13-00 DATE  
Terrell A. Fisher, L.S. #10692 6/14/00 DATE

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE DECEMBER 19, 1995, ON WHICH DATE DEVELOPER AGREEMENT 24-3407-D WAS FILED AND ACCEPTED.

**OWNER & DEVELOPER**

Jenell Forman  
3110 Pine Orchard Lane  
Apt. 201  
Ellicott City, Maryland 21042

The Purpose Of This Plat Is To Resubdivide Parcel A Into One Formal Open Space Lot 124 And One Buildable Lot 125.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2955  
60026P11

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

*Diann J. Matlock* 7-6-2000  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Wanda Forman* 7/6/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION/MKT DATE

*Jay S. Smith* 7/6/00  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

Jenell Forman And Wanda Forman, 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 Our Hands This 13th Day Of JUNE, 2000.

*Jenell Forman*  
Wanda Forman

*Delores A. Wilson*  
Witness  
*Delores A. Wilson*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Terra Maria L.L.C. To Jenell Forman And Wanda Forman By Deed Dated March 29, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5050 At Folio 42, 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 Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
6/14/00 Date

RECORDED AS PLAT No. 14323 ON 7-13-00  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**TERRA MARIA**  
FORMAL OPEN SPACE LOT 124 AND LOT 125  
(A RESUBDIVISION OF PARCEL 'A' - PLAT No. 11997)

ZONING: R-ED  
TAX MAP No.: 16 PART OF PARCEL No.: 416 GRID No. 23  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JUNE 5, 2000

0' 50' 100' 150'  
Scale: 1" = 50'  
SHEET 1 OF 1  
F-00-146