

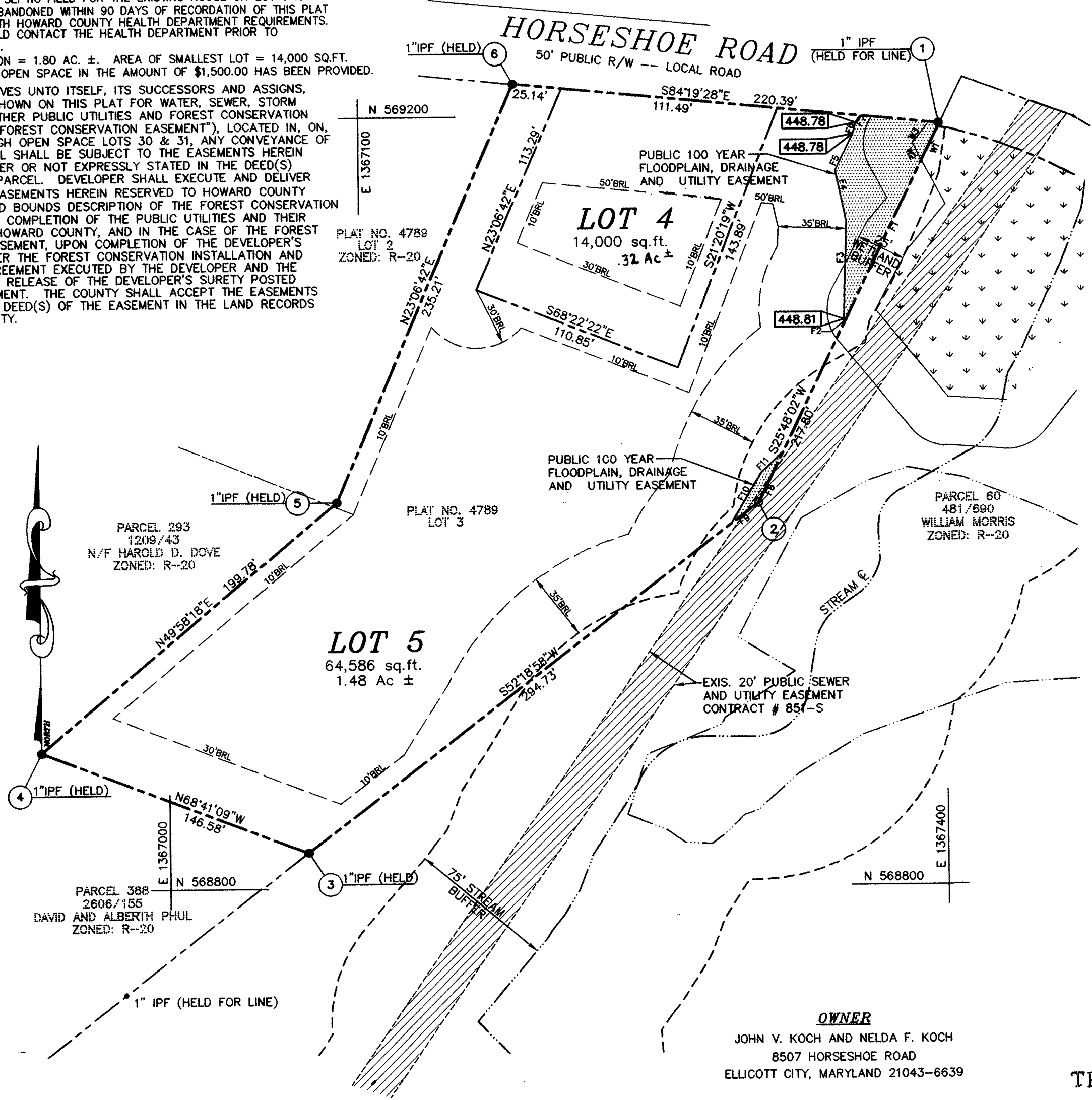
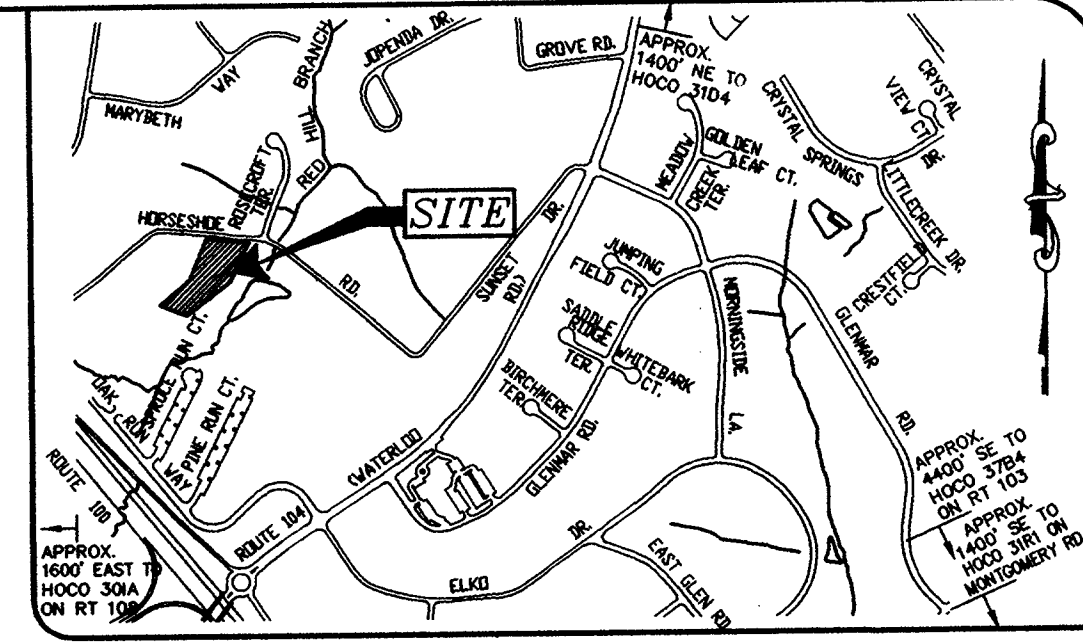
| COORDINATE LIST | | |
|-----------------|-------------|---------------|
| NO. | NORTH | EAST |
| 1 | 569,195.256 | 1,367,398.929 |
| 2 | 568,999.163 | 1,367,304.132 |
| 3 | 568,818.994 | 1,367,070.884 |
| 4 | 568,872.272 | 1,366,934.333 |
| 5 | 569,000.761 | 1,367,087.307 |
| 6 | 569,217.094 | 1,367,179.634 |

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

| FLOODPLAIN | |
|------------|---------------------|
| LINE | BEARING & DISTANCE |
| F1 | S25°48'02"W 111.79' |
| F2 | N28°18'55"W 1.27' |
| F3 | N01°56'10"E 50.93' |
| F4 | N12°03'47"W 26.46' |
| F5 | N25°31'11"E 21.19' |
| F6 | N15°26'52"E 6.02' |
| F7 | N34°35'56"E 4.42' |
| F8 | S25°48'02"W 29.66' |
| F9 | S52°18'58"W 18.84' |
| F10 | N30°34'25"E 30.56' |
| F11 | N45°44'02"E 16.74' |

| WETLAND | |
|---------|--------------------|
| LINE | BEARING & DISTANCE |
| W1 | S25°48'02"W 19.67' |
| W2 | N27°34'25"W 10.33' |
| W3 | N38°26'55"E 12.42' |

- LOT 5 IS EXEMPT FROM PROVIDING PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD CODE AND LANDSCAPE MANUAL SINCE IT HAS AN EXISTING HOUSE LOCATED ON THE LOT WHICH IS TO REMAIN. LOT 4 IS EXEMPT SINCE IT IS AN INTERIOR LOT OF THIS SUBDIVISION.
- WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES INC. DATED APRIL, 2000. APPROVED UNDER SP-01-02, ON FEBRUARY 2, 2001
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. IN MAY 2000. APPROVED UNDER SP-01-02 ON FEBRUARY 2, 2001.
- EXISTING WELL AND SEPTIC FIELD FOR THE EXISTING HOUSE ON LOT 5 IS TO BE PROPERLY ABANDONED WITHIN 90 DAYS OF RECORDATION OF THIS PLAT IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHOULD CONTACT THE HEALTH DEPARTMENT PRIOR TO INITIATION OF WORK.
- AREA OF SUBDIVISION = 1.80 AC. ±. AREA OF SMALLEST LOT = 14,000 SQ.FT. A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 HAS BEEN PROVIDED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 30 & 31, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



- ### GENERAL NOTES
- TAX MAP: 31, PARCEL: 298, BLOCK: 13, LOT: 3.
 - SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2000 BY MILDENBERG, BOENDER & ASSOC., INC.
 - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 31D4, 37B4, & 30IA.
 STA. No. 31R1 N 565,303.465 ELEV. 401.678 STA. No. 37B4 N 563,928.548 ELEV. 402.111
 E 1,372,517.678 E 1,373,109.059
 STA. No. 31D4 N 571,700.681 ELEV. 495.181 STA. No. 30IA N 567,750.955 ELEV. 499.821
 E 1,369,606.396 E 1,364,842.701
 - DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
 - SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
 - ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - NO STEEP SLOPES EXIST ON-SITE.
 - PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. NET DISTURBANCE IS LESS THAN 5,000 SQ. FT.
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED VIA PAYMENT OF A FEE-IN-LIEU OF 0.13 ACRES (5,662.8 SQ.FT.) OF REFORESTATION IN THE AMOUNT OF \$1,698.84 FOR LOT 4.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - DENOTES WETLANDS.
 - DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - 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 ENSURE ALL WEATHER USE.
 - FOR THE FLAG OF PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 5, KNOWN AS 8507 HORSESHOE ROAD, ELLICOTT CITY, MARYLAND 21043, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM(S), OR THEIR BUFFERS, OR FLOOD PLAIN AREAS.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

THE REQUIREMENTS OF §§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.

[Signature] 6/6/01
 JOHN B. MILDENBERG, SURVEYOR
 DATE

[Signature] 6/6/01
 JOHN V. KOCH
 DATE

[Signature] 6-6-01
 NELDA F. KOCH
 DATE

| TOTAL AREA TABULATION | |
|--|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 2 |
| TOTAL NUMBER OF PARCELS | 0 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0 |
| TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED | 2 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 1.80 AC ± |
| TOTAL AREA OF PARCELS | 0 AC |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0 AC |
| TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED | 1.80 AC ± |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0 AC |
| TOTAL AREA TO BE RECORDED | 1.80 AC ± |

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

[Signature] 6-26-01
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/20/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 6/29/01
 DIRECTOR
 DATE

OWNER'S STATEMENT

WE, JOHN V. KOCH AND NELDA F. KOCH, 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th, DAY OF June, 2001

[Signature] JOHN V. KOCH
[Signature] NELDA F. KOCH

[Signature] WILLIAM DAVID MORRIS
 WITNESS
[Signature] WILLIAM DAVID MORRIS
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS RESUBDIVISION OF LOT 3 OF KOCH PROPERTY AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 4789, AND BEING THAT LAND CONVEYED BY PAUL R. MELLOR AND CATHERINE J. MELLOR TO JOHN V. KOCH AND NELDA F. KOCH BY DEED DATED OCTOBER 29, 1963, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 409 AT FOLIO 190 AND 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 6/6/01
 DATE

RECORDED AS PLAT 14860 ON 7/31 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KOCH PROPERTY, LOTS 4 AND 5 RESUBDIVISION OF LOT 3

SHEET 1 OF 1

| | | |
|--|--|--|
| TAX MAP 31 PARCEL 298 (LOT 3) BLOCK 13 | SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20 | SCALE: 1"=50' DATE: APR. 2001 DPZ FILE NOS. F-81-65 F-81-65 PLAT # 4789 SP-01-02 |
|--|--|--|

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

H: 99077 DWG.FINAL

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