

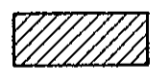
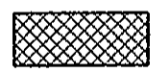
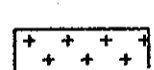

COORDINATE TABLE

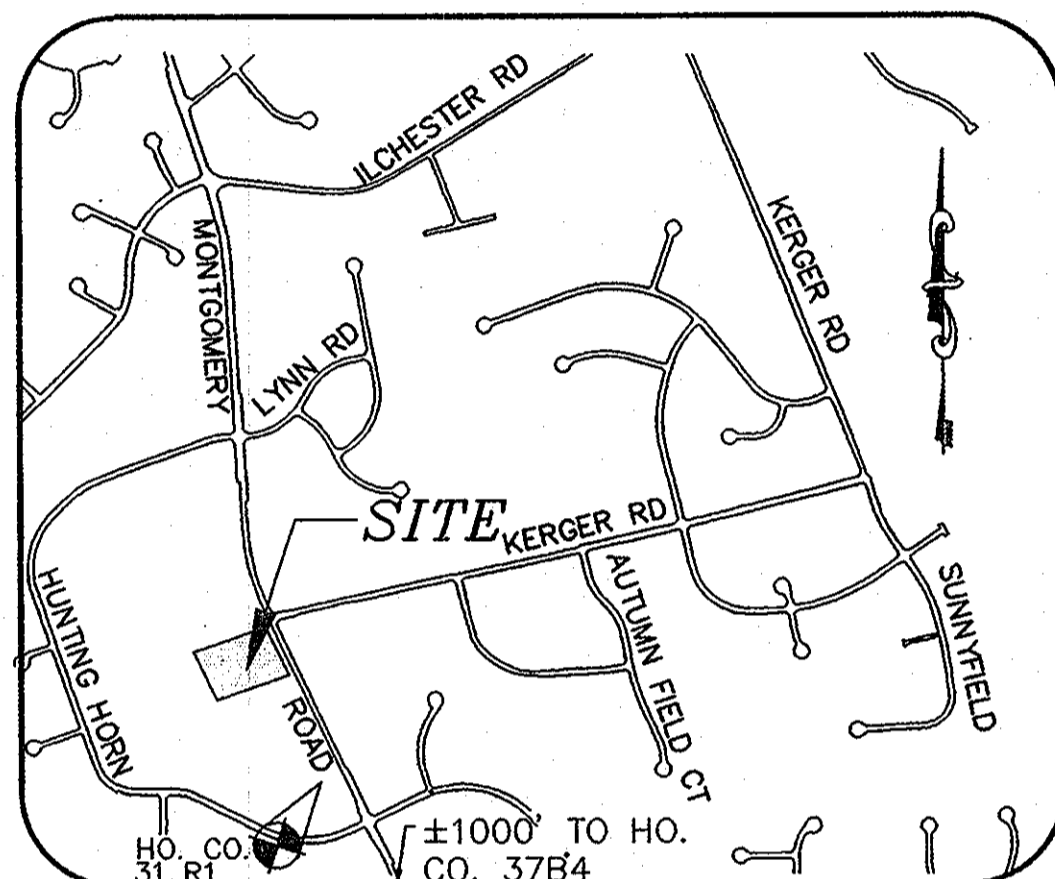
NO.	NORTH	EAST
1	566,060.153	1,372,130.140
2	565,807.858	1,372,248.817
3	565,794.622	1,372,210.838
4	565,676.208	1,371,871.076
5	565,927.430	1,371,751.772
6	566,046.843	1,372,092.196

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

- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENT AREA AFTER INSTALLATION OF PLANT MATERIAL.
- THERE IS RESTRICTED ACCESS TO MD ROUTE 103, EXCEPT AT THE INTERSECTION OF THE SHARED DRIVEWAY EASEMENT.
- 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 LOCATED IN, 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.
- STORMWATER MANAGEMENT IS PROVIDED VIA RAIN GARDENS AND GRASS CHANNEL CREDITS, IN ACCORDANCE WITH THE 2000 MDE SWM MANUAL. THE FOOTPRINT OF EACH HOME MAY NOT EXCEED 2000 SQ. FT. PER THE APPROVED SWM PLAN. IF LARGER HOUSES ARE PROPOSED AT SITE PLAN PHASE, SWM MUST BE REVISED ACCORDINGLY.

GENERAL NOTES

- TAX MAP: 31, PARCEL: 196, GRID: 20
- SUBJECT PROPERTY ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE "CONVULSIVE" ZONING AMENDMENTS OF 1-23-06
- THIS PLAT IS BASED ON A FIELD ROUN MONUMENTED BOUNDARY SURVEY PERFORMED FEBRUARY 2003 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, 37B4.
STA. No. 31R1 N 563,303.465 ELEV. 401.748 STA. No. 37B4 N 563,928.548 ELEV. 402.115
E 1,367,251.678 E 1,373,109.059
- 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.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 01/09/2003.
- NO FOREST EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 01/09/2003.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING 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 (CULVERTS/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
- EXISTING DWELLING/STRUCTURES LOCATED ON LOT 4 KNOWN AS 5500 MONTGOMERY ROAD IS 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOTS 1, 2, 3 & 5 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 4 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 1 (2 SHADE TREES) IN THE AMOUNT OF \$600.00. LOT 2 (5 SHADE TREE) IN THE AMOUNT OF \$1,500.00. LOT 3 (0 SHADE TREES, CREDIT FOR EXISTING VEGETATION) WILL BE POSTED AS PART OF THE GRADING PERMITS FOR LOTS 1, 2, & 3.
- THE FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT BY AFFORESTATION OF 0.24 ACRES AND PAYMENT OF FEE-IN-LIEU OF AFFORESTATION FOR 0.15 ACRES (6,534.00 SQ. FT) IN THE AMOUNT OF \$3,267.00. FINANCIAL SURETY FOR 0.24 ACRES (10,454.4 SQ. FT.) OF ON-SITE AFFORESTATION WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,227.20.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 75-2003.
- A SITE DEVELOPMENT PLAN FOR LOTS 1 THRU 3 WILL BE REQUIRED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS- PER SECTION 16.155(a)(2)(ii).
-  DENOTES LAND DEDICATED TO THE STATE OF MARYLAND.
-  DENOTES 24' PRIVATE USE-IN-COMMON DRIVEWAY AND PRIVATE WATER, SEWER AND UTILITY EASEMENT.
-  DENOTES FOREST CONSERVATION EASEMENT.
-  DENOTES 10' PRIVATE SEWER EASEMENT.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 1 THRU 4 AND OPEN SPACE LOT 5 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MD. WITH THIS PLAT.
- DRIVEWAY INTERSECTION FOR LOTS 1 THRU 4 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
- FOR FLAG OR 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.
- LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.256 AC±).



VICINITY MAP
SCALE: 1"=1000

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, FOREST CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT IS SUBJECT TO WAIVER PETITION, WP-04-039, REQUEST WAIVER TO SECTION 16.121(e)(1), WHICH REQUIRES OPEN SPACE LOTS OR AREAS SHALL HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES. WAIVER PETITION WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON OCTOBER 20, 2003.
- ARTICLES OF INCORPORATION FOR OCHS PROPERTY HOMEOWNERS ASSOCIATION INC. APPROVED ON SEPTEMBER 20, 2006 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D11517505. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENT WITH THIS PLAT.

38. The configuration of the row dedication along the southern property is designed to accommodate the construction of the future public road in the adjacent Spence Property (S-04-007).

OWNER

CHRISTOPHER BROWN
4228 COLUMBIA RD., ELLICOTT CITY, MD 21042
(410) 461-0833

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] 12/18/06
JOHN B. MILDENBERG, SURVEYOR
[Signature] 12-18-06
CHRISTOPHER BROWN, OWNER

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	2.025 AC±
AREA OF OPEN SPACE LOTS	0.257 AC±
AREA OF ROADWAY	0.263 AC±
AREA	2.545 AC±

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

[Signature] 2/23/07
for HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-29-06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 03/1/07
DIRECTOR

OWNER'S STATEMENT

I, CHRISTOPHER BROWN, OWNER 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 RIGHT-OF-WAYS 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 THE 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 18th DAY OF December 2006.

[Signature]
CHRISTOPHER BROWN, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RICHARD KEYS OCHS AND SUSAN A. ARNOLD TO CHRISTOPHER BROWN BY DEED DATED NOVEMBER 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6610 FOLIO 697 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]
JOHN B. MILDENBERG, L.S. NO. 11718

RECORDED AS PLAT 18906 ON 3/8/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OCH'S PROPERTY
LOTS 1 THRU 4
AND OPEN SPACE LOT 5

SHEET 1 OF 2

TAX MAP 31 FIRST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 196 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2006
GRID 20 EX. ZONING R20 DPZ FILE NOS. F-03-152, WP-04-039

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

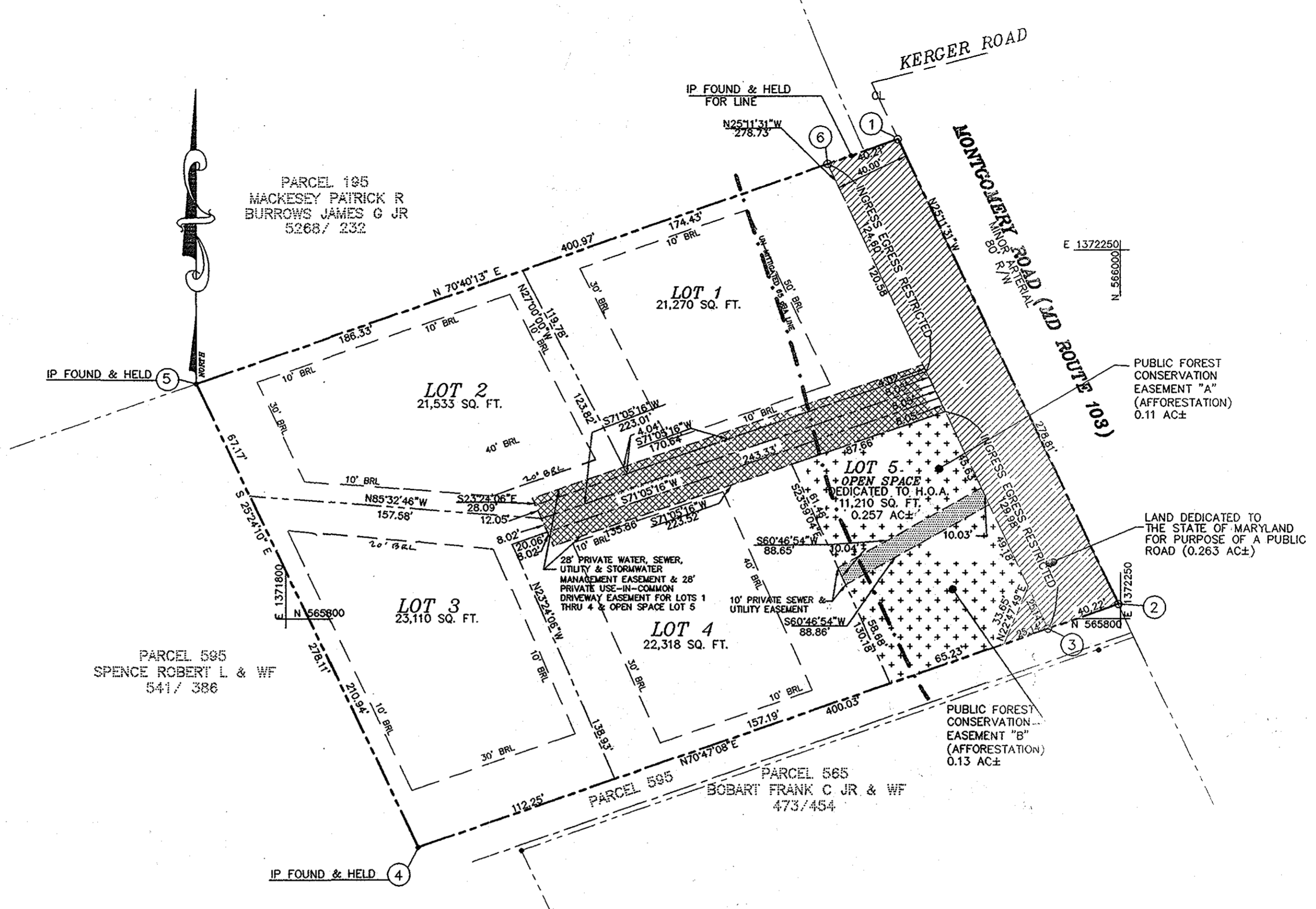
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

OPEN SPACE TABULATION

GROSS AREA OF TRACT:	2.545 AC±
REQUIRED OPEN SPACE AT 10% (10% FOR 18,000 SQ. FT. LOT SIZE OPTION)	0.25 AC±
OPEN SPACE PROVIDED AT	0.264 AC±

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	21,533 SQ.FT.	1,364 SQ.FT.	20,169 SQ.FT.
3	23,110 SQ.FT.	2,035 SQ.FT.	21,075 SQ.FT.
4	22,318 SQ.FT.	702 SQ.FT.	21,617 SQ.FT.



OWNER
CHRISTOPHER BROWN
4228 COLUMBIA RD., ELLICOTT CITY, MD 21042
(410) 461-0833

PARCEL 585
SPENCE ROBERT L & WF
541/386

PARCEL 565
BOBART FRANK C JR & WF
473/454

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

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JOHN B. MILDENBERG, SURVEYOR
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 2/23/07
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12-29-06
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[Signature] 2/1/07
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[Signature] 12/18/06
JOHN B. MILDENBERG, L.S. NO. 371

RECORDED AS PLAT 18901 ON 3/8/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OCH'S PROPERTY
LOTS 1 THRU 4
AND OPEN SPACE LOT 5

SHEET 2 OF 2

TAX MAP 31 FIRST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 196 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2006
EX. ZONING R20 DPZ FILE NOS. F-03-152, WP-04-039

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Engineers Planners Surveyors

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