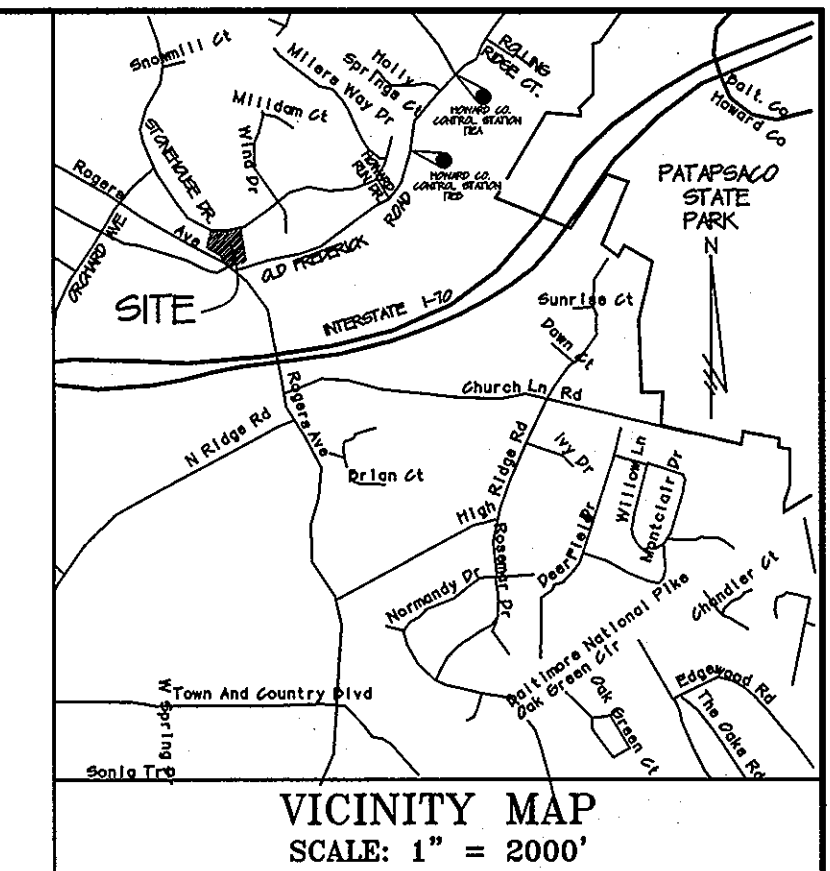
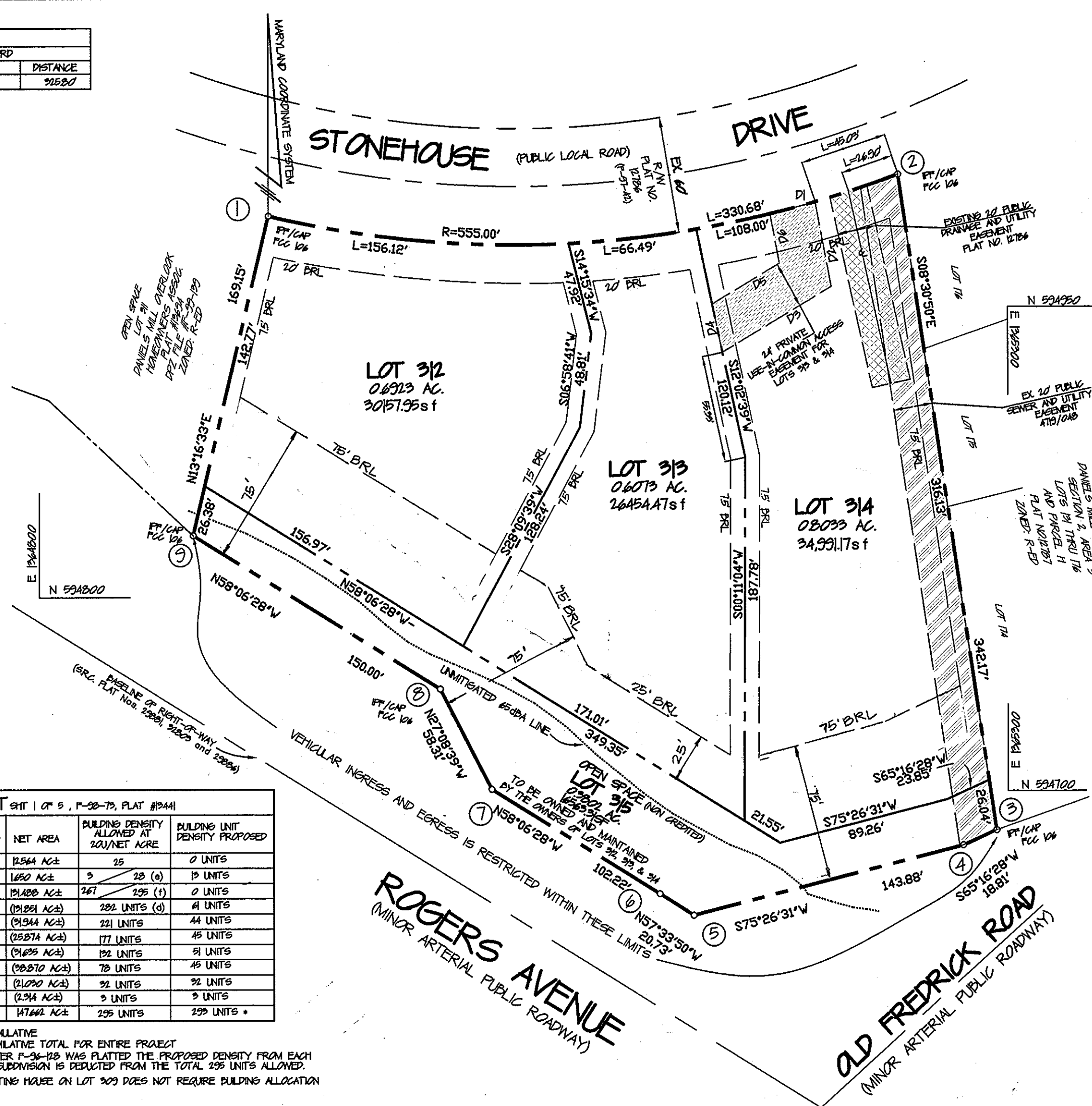


CURVE DATA						
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	2					
		555.00'	94.281°	390.61'	170.41'	315.87'

COORDINATE TABLE		
NO.	NORTH	EAST
1	594936.6038	1364918.1060
2	595018.1528	1365143.2951
3	594679.7595	1365199.9920
4	594671.8858	1365176.8675
5	594695.7200	1365197.6070
6	594646.8387	1365120.1111
7	594700.8493	1365093.3213
8	594752.7917	1365006.7130
9	594891.9801	1364879.3625

24' EASEMENT FOR INGRESS AND EGRESS DESCRIPTION		
LINE	DIRECTION	DISTANCE
D1	R=560.00', L=14.06' Δ=0°19'03"	
	CHORD=578.045' W- 24.06'	
D2	S10°54'30"E	44.23'
D3	S58°45'58"W	65.64'
D4	N12°12'39"W	25.93'
D5	N85°54'58"E	40.61'
D6	N10°54'30"W	25.24'



- GENERAL NOTES**
- COORDINATES BASED ON MD 83 MARYLAND COORDINATE SYSTEM AS PRACTICED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOTED AND NOTED.
 - DRL INDICATES BUILDING RESTRICTION LINE.
 - THE SUBJECT PROPERTY IS ZONED R-ED PER 01/01/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMPLETE" ZONING ADMINISTRATIVE AMENDMENTS EFFECTIVE 7/28/06.
 - DENOTES CONCRETE MANHOLE
 - DENOTES IRON PIPE OR RED W/ IDENTIFICATION CAPS
 - THIS PLAN IS BASED ON A FIELD R/LN MONUMENTED SURVEY PERFORMED ON OR ABOUT 9/16/01 BY CHARLES R. CROCKEN AND ASSOC., INC.
 - AREAS SHOWN ARE MORE OR LESS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/ WATER AND CHIP COATING (1/2" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
 - MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1" FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION B1222 OF THE HOWARD COUNTY CODE PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THIS SUBDIVISION IS SUBJECT TO SECTION B1222 OF THE HOWARD COUNTY CODE PUBLIC WATER AND/OR PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF.
 - EFFECTIVE 12/01/06 ON WHICH DATE DEVELOPER AGREEMENT 1004-2962 WAS FILED AND ACCEPTED.
 - FOR WATER SEWER SERVICE INTO THEIR SUCCESSIONS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE APPLICABLE LOTS 312-315 SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONCERNING SAID LOTS. DEVELOPER SHALL EXERCISE AND DELIVER DEED(S) FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY THE COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - LANDSCAPING REQUIREMENTS HAVE BEEN SATISFIED UNDER 507-09-079 AND THAT THE REQUIRED SURETY WILL BE POSTED AT THE TIME OF ISSUANCE OF THE BUILDING GRADING PERMIT FOR LOT 309 UNDER 507-09-079.
 - THE 45 DBA NOISE CONTOUR LINE SHOWN ON THIS SUBDIVISION PLAN IS ADVISORY. PLAN IS SUBJECT TO THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1991 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 45 DBA NOISE EXPOSURE. THE 45 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 US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - THERE ARE NO STREAMS, WETLANDS, OR 100 YEAR FLOOD PLANS ON THE SUBJECT PROPERTY.
 - WETLAND DELINEATION BY MAR-LEN ENVIRONMENTAL DATED 6-10-2009.
 - HOWARD COUNTY FILE NO'S: DPZ FILE REFERENCES: F-91-41, 507-09-079.
 - A SHARED DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 312-314 IS TO BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND CONCURRENTLY WITH THIS PLAN.
 - ARTICLES OF INCORPORATION FOR DANIELS MILL OVERLOOK HOMEOWNERS ASSOCIATION, INC. FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS ACCT. # D-467789.
 - THIS PLAN IS SUBJECT TO THE REVISED 5TH EDITION AMENDMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER CONCA, DALL # 12-2009 AND THE ZONING REGULATIONS AS AMENDED BY CONCA, DALL # 12-2009. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION OR BUILDING GRADING PERMIT.
 - CREDIT OPEN SPACE REQUIREMENTS FOR THESE LOTS HAS BEEN PROVIDED UNDER F-91-019, AND F-91-42.
 - THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 14202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ON SITE FOREST MITIGATION. A \$100,000 SURETY WAS POSTED AS PART OF THE DPW DEVELOPER AGREEMENT DATED 9/21/07. TOTAL FOREST CONSERVATION AGREEMENT = 28,000 ACRES (WALNUS RETENTION & PLANTINGS) PROVIDED UNDER F-91-019.
 - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION APPROVAL OF THE SITE DEVELOPMENT PLAN. STORMWATER MANAGEMENT IS BASED UPON 20 PERCENT INTERFLOWS AREA ANY ADDITIONAL DEVELOPMENT WILL REQUIRE RE-EVALUATION OF THE STORM WATER MANAGEMENT DESIGN.
 - PROTECTIVE COVENANTS AND RESTRICTIONS GOVERNING THE MAINTENANCE AND USE OF COMMONLY OWNED OPEN SPACE LOT 315 ARE TO BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY BINAUTANEOUS WITH THE RECORDATION OF THIS PLAN.
 - THE NOISE ANALYSIS PREPARED BY THE MARS GROUP ON OR ABOUT 11/22/05.
 - A SITE DEVELOPMENT PLAN FOR LOTS 312 AND 314 WILL BE REQUIRED IN ACCORDANCE WITH SECTION B1222(1)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE EXISTING DWELLING ON LOT 315 IS TO REMAIN.
 - WATER PETITION FILE NO. W-04-44, REQUESTING A WATER FROM THE REQUIREMENTS OF SECTIONS 14440(A)(A) TO ALLOW THE 45 DBA LINE TO BE LOCATED WITHIN THE LOTS 312 THRU 314 WAS WITHDRAWN FROM ACTIVE PROCEEDINGS ON 7/24/04. THE WATER WAS NO LONGER APPLICABLE BASED ON THE REVISION OF THIS SUBDIVISION TO MAKE AN OPEN SPACE LOT TO CONTAIN THE UNLIMITED 45 DBA NOISE THEREBY, KEEPING IT FROM BEING IN THE REAR YARD OF THE ADJACENT RESIDENTIAL LOTS.
 - ARTICLES OF INCORPORATION FOR DANIELS MILL OVERLOOK SECTION 3, AREA 2, LOTS 312, 313, 314 AND OPEN SPACE LOTS HOMEOWNERS ASSOCIATION, INC. FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS ACCT. # 20-3445209 7-10-2009 9/17/09

UPDATED DENSITY CHART (SIT 1 OF 5, F-28-79, PLAT #1944)							
DPZ FILE #	LOTS	AREA OF SUBDIVISION	FLOOD PLAIN AREA	15% SLOPE AREA	NET AREA	BUILDING DENSITY ALLOWED AT 20U/NET ACRE	BUILDING UNIT DENSITY PROPOSED
F-24-97	1, 2, 3 & PARCEL A	12564 AC± (0)	0.00 AC±	0.00 AC±	12564 AC±	25	0 UNITS
F-26-67	4 - 5	1650 AC±	0.00 AC±	0.00 AC±	1650 AC±	9	15 UNITS
F-26-128	6 - 19 (b)	14478 AC±	4320 AC±	6890 AC±	19148 AC±	247	295 (1) 0 UNITS
F-27-23 (c)	20 - 24	4320 AC±	0.00 AC±	0.00 AC±	4320 AC±	282	44 UNITS
F-27-30	25 - 30	9194 AC±	0.00 AC±	0.00 AC±	9194 AC±	221	44 UNITS
F-27-42 (c)	31 - 34	25874 AC±	0.00 AC±	0.00 AC±	25874 AC±	177	45 UNITS
F-27-46 (c)	35 - 39	19695 AC±	0.00 AC±	0.00 AC±	19695 AC±	192	51 UNITS
F-28-57 (c)	40 - 43	98310 AC±	0.00 AC±	0.00 AC±	98310 AC±	78	45 UNITS
F-28-79	44 - 48	21020 AC±	0.00 AC±	0.00 AC±	21020 AC±	91	92 UNITS
F-29-226 (c)	49 - 54	2482 AC±	0.00 AC±	0.00 AC±	2482 AC±	9	9 UNITS
TOTALS		188921 AC±	4320 AC±	6890 AC±	171611 AC±	295	295 UNITS

(a) EXCLUDES 10 ACRES BELONGING TO BOARD OF EDUCATION OF PARCEL AND AREA OF PARCEL A (SEE THIS REPEATED NOTATION AS REFERENCED ON PREVIOUSLY RECORDED PLAT # 12734 AND 12739)

(b) RESUBDIVISION OF PARCEL A

(c) RESUBDIVISION

(d) FIGURES IN PARENTHESES NOT INCLUDED IN TOTALS

(e) CUMULATIVE

(f) CUMULATIVE TOTAL FOR ENTIRE PROJECT

(g) AFTER F-26-128 WAS PLATTED THE PROPOSED DENSITY FROM EACH RESUBDIVISION IS DEDUCTED FROM THE TOTAL 295 UNITS ALLOWED.

* EXISTING HOUSE ON LOT 309 DOES NOT REQUIRE BUILDING ALLOCATION

OPEN SPACE DEDICATION NOTE:
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

Lata K. Rao 01-01-07
DATE

Kalpna Murthy 01-01-07
DATE

Leonard T. Bohager 12-29-06
DATE

MR. LEONARD T. BOHAGER, SURVEYOR

FINAL PLAT TABULATION

NUMBER OF LOTS: BUILDABLE 3
OPEN SPACE 1
TOTAL 4

TOTAL AREA OF LOTS: BUILDABLE 2,019 ACRES (21,035,950 SF)
(NON-CREDITED) OPEN SPACE 0,360 ACRES (15,639,910 SF)

TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED 2,489 ACRES (26,675,860 SF)

NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 309 OF DANIELS MILL OVERLOOK SECTION 3, AREA 2, INTO 3 SINGLE FAMILY DETACHED DWELLING LOTS #S 312, 313, 314 AND OPEN SPACE LOT 315

OWNER:
KALPANA MURTHY AND LATA K. RAO
8681 STONEHOUSE DR.
ELLCOTT CITY, MD 21043

DEVELOPER:
VIKING DEVELOPMENT CORPORATION
315 WINDRIVER DR.
SYKESVILLE, MD 21784-5500
TEL. 410-971-2188

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

Robert J. Welch 2/20/07
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Charles R. Crocken 1/17/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David L. Wynn 2/21/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY KALPANA MURTHY TO KALPANA MURTHY AND LATA K. RAO, BY DEED DATED 01/09/2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2816, FOLIO 394, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.

Leonard T. Bohager 12-29-06
LEONARD T. BOHAGER MD. REG. NO. 10893 DATE

OWNER'S DEDICATION

KALPANA MURTHY AND LATA K. RAO, OWNER OF THE PROPERTY 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE STREETS AND/OR ROADS, FLOOD PLAIN 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 STREETS AND OF ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 19TH DAY OF January, 2007

Kalpna Murthy 01-01-07
DATE

Lata K. Rao 01-01-07
DATE

Uma Maheswar K. Rao 01-01-07
DATE

Coni K. Carls 01-01-07
DATE

RECORDED AS PLAT 18894 ON 2/23/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF
DANIELS MILL OVERLOOK
SECTION 3, AREA 2,
LOTS 312, 313, 314 AND OPEN SPACE LOT 315
A RESUBDIVISION OF LOT 309, (PLAT # 1944)

SINGLE FAMILY DETACHED DWELLINGS
SECOND ELECTION DISTRICT, TAX MAP #7, GRID 12, P/O PARCEL 547
HOWARD COUNTY, MARYLAND

EXISTING ZONING R-ED DPZ FILE REF: F-91-42, F-91-29, F-28-79
SCALE: 1"=50' DATE: 6-1-2009

Prepared by:
CHARLES R. CROCKEN AND ASSOCIATES, INC.
Civil Engineering - Land Planning
PO Box 307
Westminster, MD 21157
Tel. (410) 543-2105
Fax. (410) 543-3063

SCALE: 1"=50' DATE: 12/18/01 SHEET 1 OF 1