

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	401,686 SQ. FT.	9,759 SQ. FT.	391,927 SQ. FT.

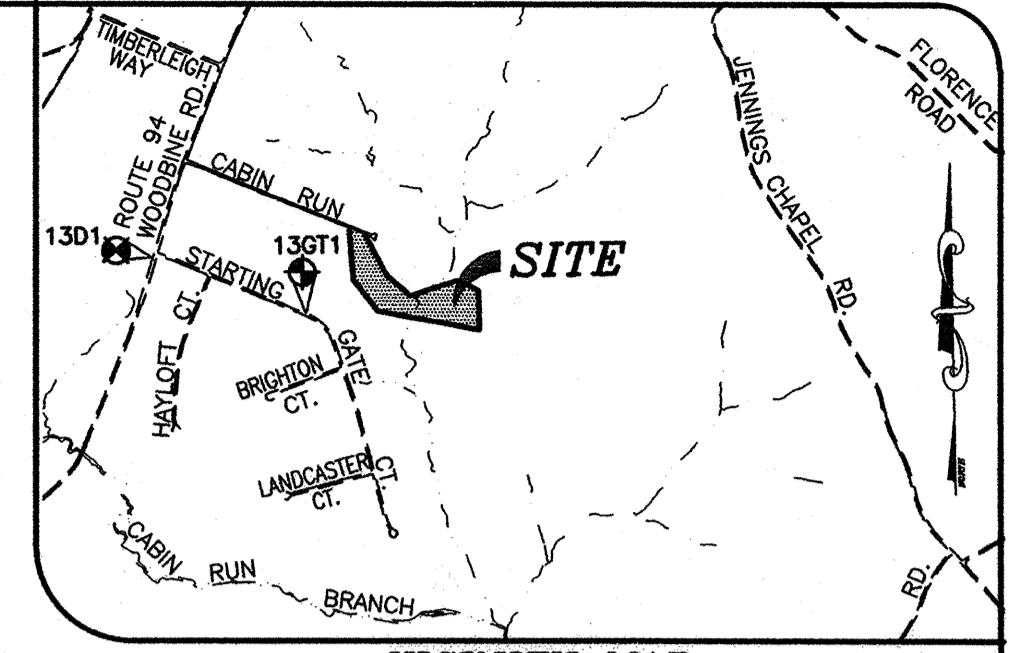
COORDINATE LIST		
NO.	NORTH	EAST
1	593417.5562	1279591.7211
2	593344.8994	1279774.7290
3	592965.5190	1279976.6570
4	592754.2110	1280225.3420
5	592912.4010	1280714.1711
6	592804.0600	1280933.1770
7	592405.0334	1280942.4123
8	592594.3838	1279888.9696
9	592917.7380	1279633.5260

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

WETLANDS LINE TABLE			FLOODPLAIN LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	40.58'	N38°57'06"E	F1	50.57'	N38°44'19"E
W2	33.91'	N30°43'15"E	F2	59.16'	N29°33'46"E
W3	30.16'	N33°04'09"E	F3	90.57'	N34°05'26"E
W4	42.02'	N61°32'13"E	F4	60.70'	N00°00'00"W
W5	25.87'	N41°36'33"E	F5	22.76'	N30°58'58"E
W6	94.22'	N59°56'03"E	F6	13.58'	N17°15'13"W
W7	27.65'	N65°06'16"E	F7	66.24'	N23°06'03"E
W8	31.37'	N71°14'37"W	F8	91.94'	N34°21'01"E
W9	40.33'	N19°59'49"E	F9	221.19'	N60°10'48"E
W10	44.78'	N29°53'41"E	F10	103.91'	N52°00'51"E
W11	48.81'	N33°58'45"E	F11	76.00'	N16°42'40"E
W12	61.95'	N46°06'09"E			
W13	63.91'	N49°44'29"E			
W14	54.06'	N46°09'36"E			
W15	66.97'	N39°00'44"E			
W16	75.11'	N29°41'07"E			
W17	48.53'	N19°09'51"E			

LEGEND

- WETLANDS
- PRIVATE 100 YEAR FLOODPLAIN AND UTILITY EASEMENT
- VARIABLE WIDTH
- 5' PRIVATE INGRESS EGRESS, SWM CREDIT AND UTILITY EASEMENT

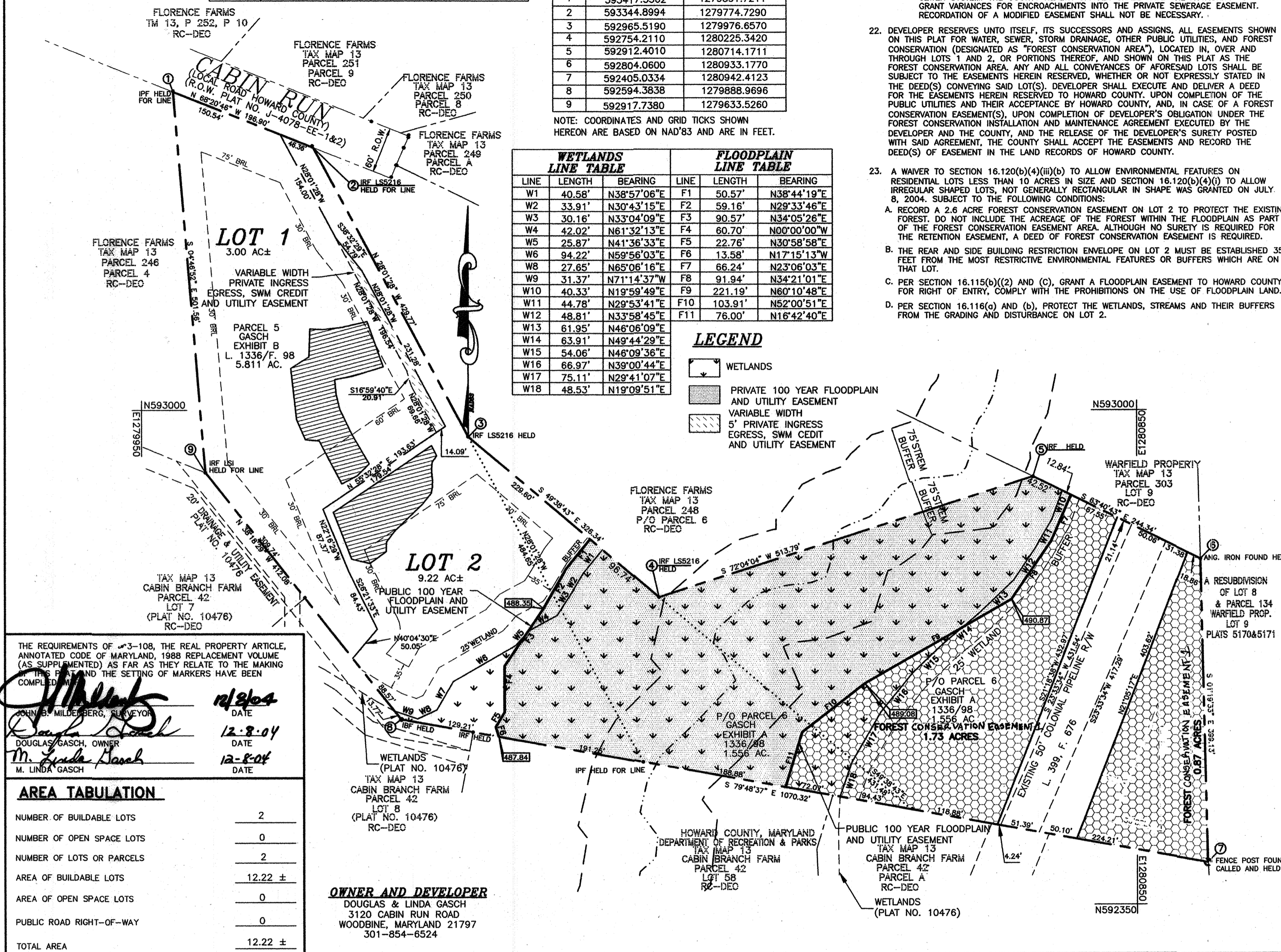


VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- TAX MAP: 13, PARCEL: 247, PARCEL 5 BLOCK: 13.
- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5TH EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003, AND TO THE 2004 COMPREHENSIVE ZONING PLAN DATED FEBRUARY 2, 2004.
- SUBJECT PROPERTY ZONED RC-DEO RESIDENTIAL PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPT. 2003.
- COORDINATES ARE BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
 - STA. No. 13GT1 N 592,553.593 ELEV. 551.082
 - E 1,279,148.270
 - STA. No. 13D1 N 593,130.886 ELEV. 590.759
 - E 1,277,553.13
- DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
- DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT MARCH 2004.
- APPROXIMATE 100-YR FLOODPLAIN SHOWN BASED ON NON-CRITICAL FLOODPLAIN STUDY PERFORMED ON OR ABOUT MARCH 2004.
- STORMWATER MANAGEMENT IS PROVIDED VIA SHEETFLOW TO BUFFER, NON-ROOFTOP DISCONNECTS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL. TOTAL WQV CREDIT IS 2,000 CFT AND TOTAL REV CREDIT IS 3,300 SQFT (AREA METHOD).
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS. THE WELL ON LOT 2 SHALL BE DRILLED PRIOR TO PLAT RECORDEATION.
- A PROTECTIVE TRAFFIC STOPPING DEVICE SHALL BE INSTALLED BETWEEN THE DRIVEWAY AND THE WELL ON LOT 2.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING STRUCTURE LOCATED ON LOT 1 THAT 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.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURVEY FOR THE REQUIRED LANDSCAPING ON LOT 2 (8 SHADE TREES, 55 SHRUBS) IN THE AMOUNT OF \$4,050.00 WILL BE POSTED AS PART OF THE GRADING PERMIT. LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT CONTAINS AN EXISTING HOUSE TO REMAIN. DUE TO EX. 30 FOOT TO 40 FOOT EVERGREEN SCREEN LOCATION ALONG THE COMMON PROPERTY LINE WITH PARCEL 248, PROPOSED TREES REQUIRED FOR PERIMETER 1 HAVE BEEN LOCATED ALONG THE PORTION OF PROPERTY LINE IN THE VICINITY OF THE PROPOSED HOUSE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2.60 ACRES (113,256 SQ. FT.) OF EXISTING FOREST ON LOT 2 WITHIN A FOREST CONSERVATION EASEMENT AS REQUIRED BY APPROVAL OF WP-04-132. A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED, BUT SURETY AND FOREST CONSERVATION EASEMENT AGREEMENT ARE NOT REQUIRED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY SERVICES 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 PLAN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



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 COMPLETED.

Michael G. Putro 12/2/04 DATE
 JOHN B. MILDENBERG, SURVEYOR

Douglas Gasch 12-8-04 DATE
 DOUGLAS GASCH, OWNER

M. Linda Gasch 12-8-04 DATE
 M. LINDA GASCH

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	12.22 ±
AREA OF OPEN SPACE LOTS	0
PUBLIC ROAD RIGHT-OF-WAY	0
TOTAL AREA	12.22 ±

OWNER AND DEVELOPER
 DOUGLAS & LINDA GASCH
 3120 CABIN RUN ROAD
 WOODBINE, MARYLAND 21797
 301-854-6524

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

Robert J. Weber 12/20/04 DATE
 FOR HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Wagle 1/14/05 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark A. Wagle 1/14/05 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, DOUGLAS GASCH & M. LINDA GASCH, 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 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 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 8th DAY OF December, 2004

Douglas Gasch 12-8-04 Same Name
 DOUGLAS GASCH, OWNER WITNESS

M. Linda Gasch 12-8-04 Same Name
 M. LINDA GASCH, OWNER WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY MICHAEL G. PUTRO & CHERYL L. PUTRO TO DOUGLAS GASCH & M. LINDA GASCH BY DEED DATED JANUARY 9, 1985, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 1336 AT FOLIO 098 AND BY DEED DATED JULY 12, 1985, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 1368 AT FOLIO 316 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.

Michael G. Putro 12/2/04 DATE
 STATE OF MARYLAND
 JOHN B. MILDENBERG, L.S. NO. 10718
 PROFESSIONAL SURVEYOR

RECORDED AS PLAT 17198 ON 12/21/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GASCH PROPERTY
 LOTS 1 AND 2

SHEET 1 OF 1

TAX MAP 13 4th ELECTION DISTRICT SCALE: 1"=100'
 PARCEL NO. 247, PARCEL 5 HOWARD COUNTY, MARYLAND DATE: APR. 2004
 BLOCK 13 EX. ZONING RC-DEO DPZ FILE NOS. N/A

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.

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