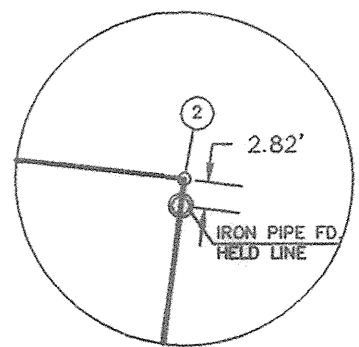


COORDINATE TABLE		
NO.	NORTH	EAST
1	564,317.097	1,358,397.791
2	564,387.610	1,358,758.649
3	564,258.419	1,358,822.319
4	564,191.684	1,358,520.858

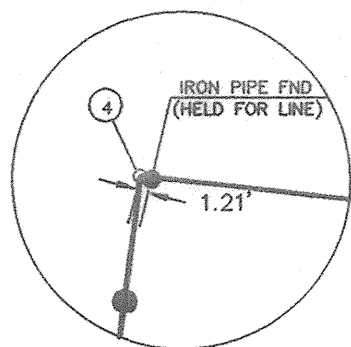
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.072 AC.)
- WETLANDS



DETAIL "B"
1"=20'

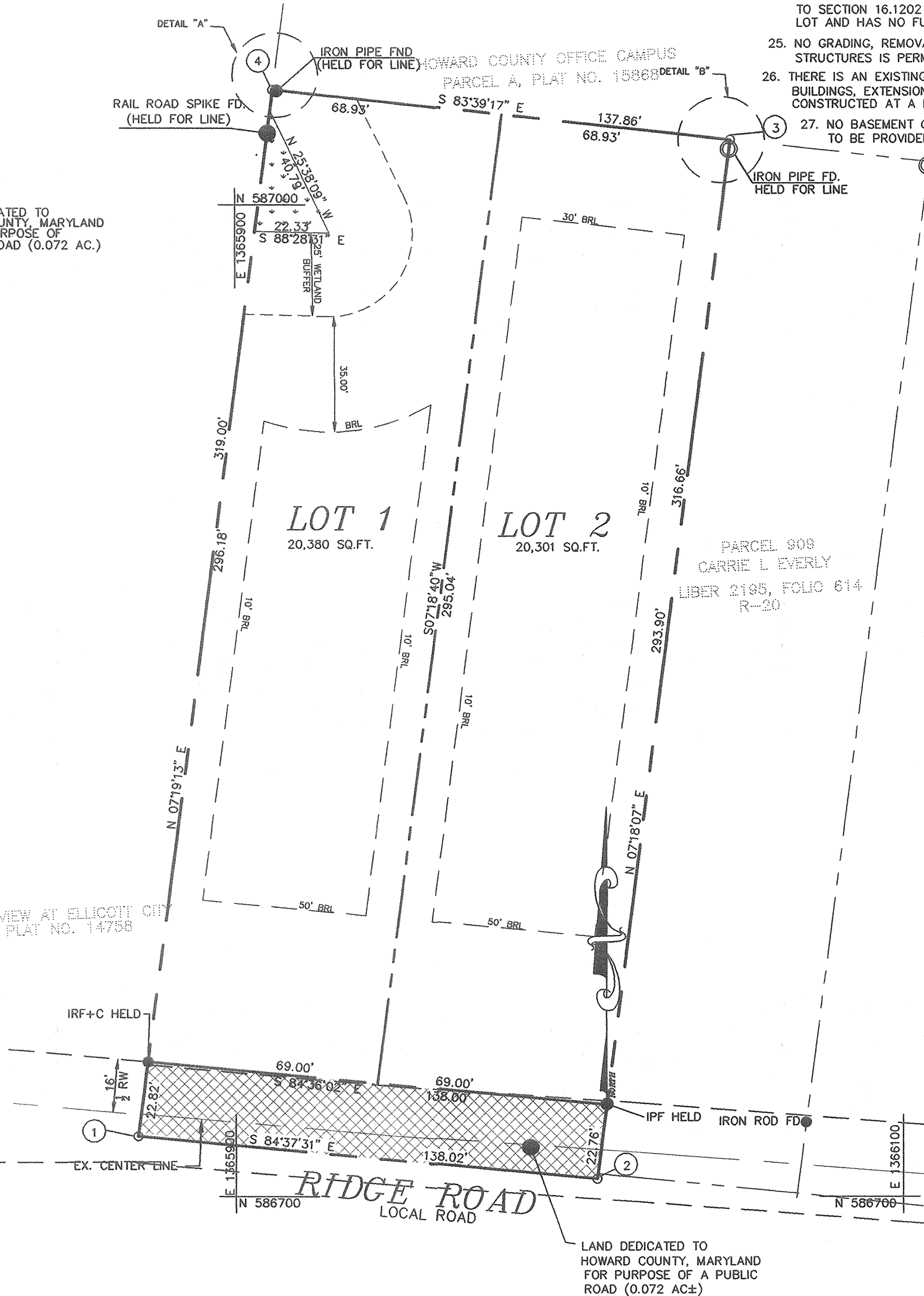


DETAIL "A"
1"=20'

OWNER

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

PARK VIEW AT ELLICOTT CITY
PLAT NO. 14758



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.

John H. Mildeberg 9/26/05
JOHN H. MILDENBERG, SURVEYOR DATE
Christopher L. Brown 9/26/05
CHRISTOPHER L. BROWN, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.934 AC±
AREA OF ROADWAY	0.072 AC±
AREA	1.006 AC±

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

Penny E. Boenstlein 10/11/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christopher L. Brown 9/26/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark J. Laugel 10/13/05
DIRECTOR DATE

OWNER'S STATEMENT

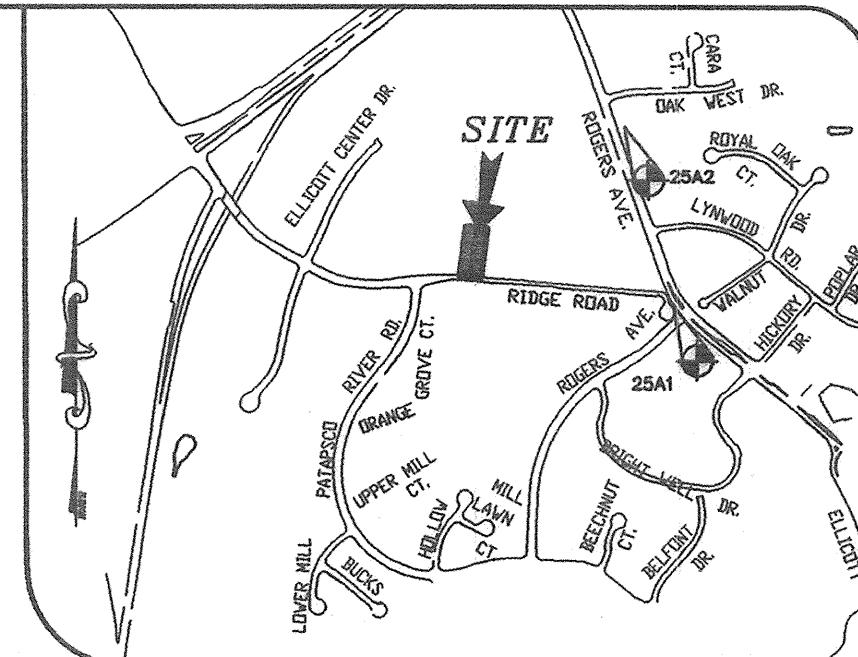
I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 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 *sep.* DAY OF *26/05*

Christopher L. Brown
CHRISTOPHER BROWN, OWNER

Mark J. Laugel
WITNESS

- THIS DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS ACCORDING TO SECTION 16.1202 (b) (1) (viii). A MINOR SUBDIVISION THAT CREATED ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFER.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 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 BASEMENT GRAVITY SEWER SERVICE PROVIDED. BASEMENT SEWER SERVICE TO BE PROVIDED BY ON-SITE PUMP.



GENERAL NOTES

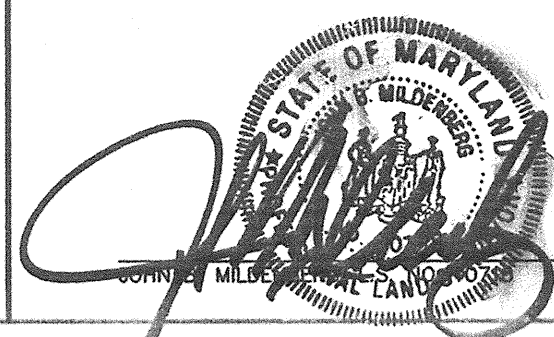
- TAX MAP: 24, PARCEL: 851, GRID: 6
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 2004 BY MILDENBERG, BOENDER & ASSOC, INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2.
STA. No. 25A1 N 586,557.508 ELEV. 396.416
E 1,366,847.12
STA. No. 25A2 N 587,502.689 ELEV. 348.217
E 1,368,558.40
- 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.
- WETLAND CERTIFICATION LETTER WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC ON NOVEMBER 2004.
- NO FOREST EXIST ON-SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON NOVEMBER 2004.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND 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 RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% 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.
- ALL EXISTING STRUCTURES ON SITE WILL REMAIN, UNLESS OTHERWISE NOTED.
- 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 LOT 1 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 1 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- 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 AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 50-2001.
- A SITE DEVELOPMENT PLAN FOR LOTS 1 WILL BE PERFORMED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS- PER SECTION 16.155(a)(2)(ii).
- DRIVEWAY INTERSECTION FOR LOT 1 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.072 AC+).
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THE DISTURBANCE DOES NOT EXCEED 5000 SQUARE FEET.

VICINITY MAP

SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GERALD A. OTTEN AND WIFE TO CHRISTOPHER L. BROWN, BY DEED DATED AUGUST 04, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8526AT FOLIO 663 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.



John H. Mildeberg 9/26/05
JOHN H. MILDENBERG, SURVEYOR DATE

RECORDED AS PLAT 17763 ON 10/26/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OTTEN PROPERTY
LOTS 1 AND 2

SHEET 1 OF 1

TAX MAP 24 SECOND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 851 HOWARD COUNTY, MARYLAND DATE: SEP. 2005
BLOCK 6 EX. ZONING R-20 DPZ FILE NOS.

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

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