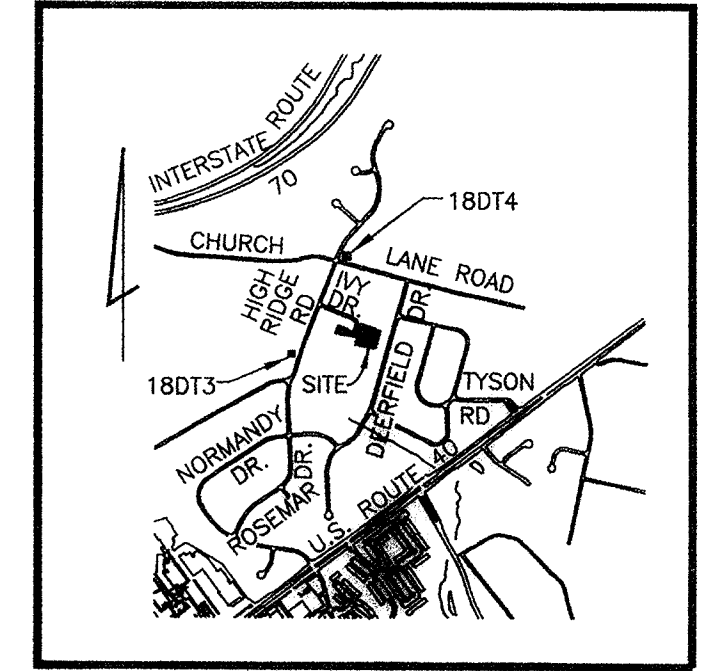
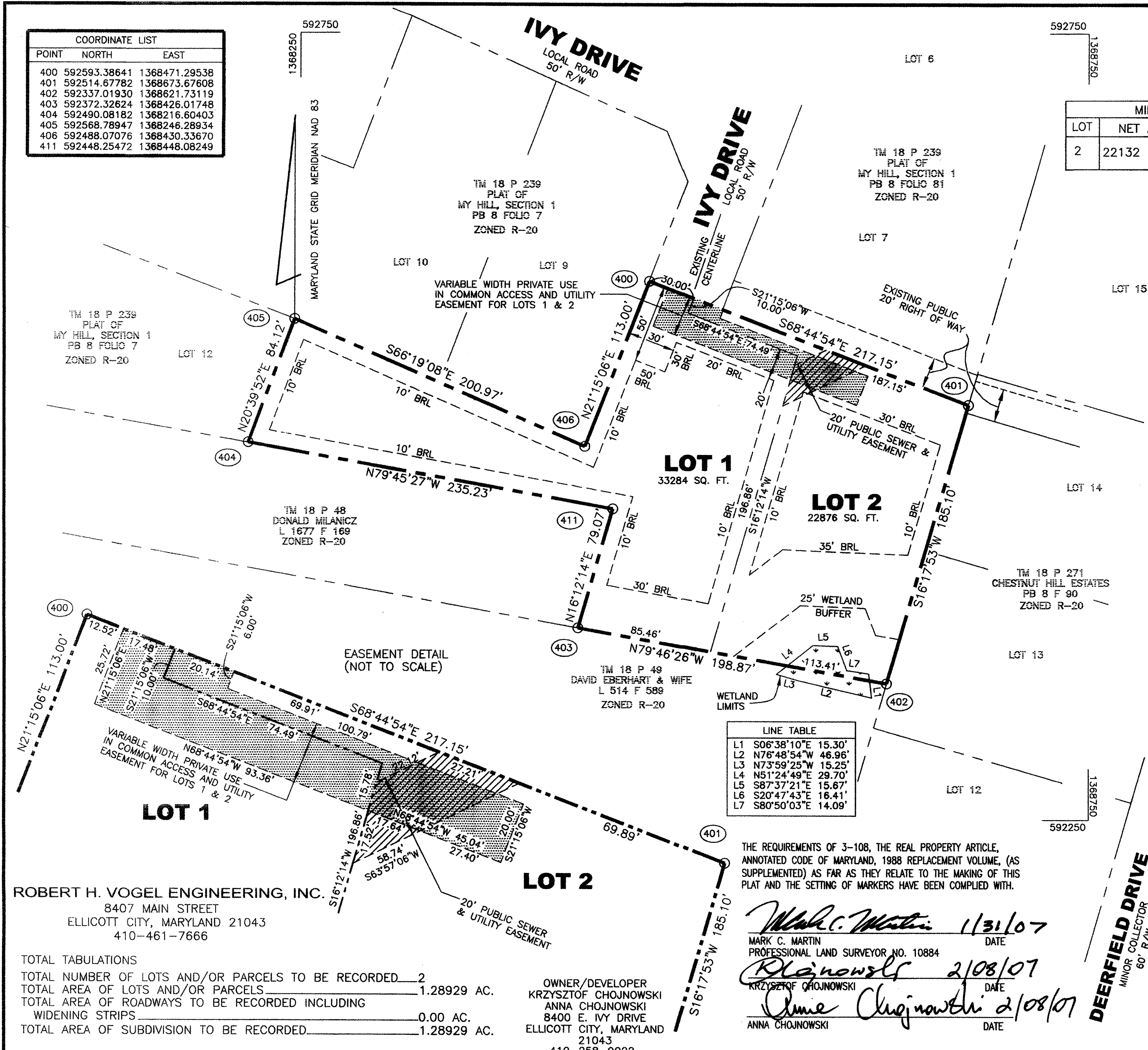


COORDINATE LIST		
POINT	NORTH	EAST
400	592593.38641	1368471.29538
401	592514.67782	1368673.67608
402	592337.01930	1368621.73119
403	592372.32624	1368426.01748
404	592490.08182	1368216.60403
405	592568.78947	1368246.28934
406	592488.07076	1368430.33670
411	592448.25472	1368448.08249

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
2	22132 SQ. FT.	744 SQ. FT.	22876 SQ. FT.



VICINITY MAP ADC MAP 12F5
SCALE 1" = 2000'



LINE TABLE	
L1	S06°38'10"E 15.30'
L2	N76°48'54"W 46.96'
L3	N73°59'25"W 15.25'
L4	N51°24'49"E 29.70'
L5	S87°37'21"E 15.67'
L6	S20°47'43"E 16.41'
L7	S80°50'03"E 14.09'

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.

Mark C. Martin 1/31/07
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884
Krzysztof Chojnowski 2/08/07
 KRZYSZTOF CHOJNOWSKI DATE
Anna Chojnowski 2/08/07
 ANNA CHOJNOWSKI DATE

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL TABULATIONS
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 2
 TOTAL AREA OF LOTS AND/OR PARCELS 1.28929 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.00 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.28929 AC.

OWNER/DEVELOPER
 KRZYSZTOF CHOJNOWSKI
 ANNA CHOJNOWSKI
 8400 E. IVY DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-258-9022

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
- STATION 18DT3 N 592304.839 E 1367806.772
STATION 18DT4 N 593337.389 E 1368332.647
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2003 BY FREDERICK WARD ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING 1-1/2" MIN. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 C) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 D) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 E) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF AVAILABILITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A MINOR SUBDIVISION WHICH CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL FOR DEVELOPMENT.
- THE USE IN COMMON ACCESS EASEMENT AGREEMENT IS RECORDED IN THE LAND RECORDS OFFICE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- WP-05-126 APPROVED SEPTEMBER 9, 2005 TO WAIVE SECTION 16.120(C)(2)(I) TO REDUCE THE REQUIRED 20 FEET PIPESTEM WIDTH TO 10 FEET WIDTH OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SUBJECT TO THE FOLLOWING:
 1.) WITHIN 1 YEAR OF WAIVER APPROVAL (BY SEPTEMBER 9, 2006), THE APPLICANT MUST SUBMIT A SUBDIVISION PLAT FOR THE PROPOSED DIVISION OF PARCEL 238.
 2.) ON THE FORTHCOMING PLAT, AN ACCESS EASEMENT FOR LOT 2 MUST BE CREATED ACROSS LOT 1. IF ANY PORTION OF THIS EASEMENT WILL ACCOMMODATE A SHARED DRIVEWAY, A SHARED DRIVEWAY MAINTENANCE AGREEMENT WILL BE REQUIRED WITH THE PLAT.
 3.) THE DRIVEWAY SERVING LOT 2 MUST BE LOCATED IN RECOGNITION OF THE REQUIRED 10' SETBACK FROM THE ADJACENT LOT AND MUST ALLOW FOR THE REQUIRED LANDSCAPING.
- WETLANDS DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 20, 2004.
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR DISTURBANCE AREA LESS THAN 5000 SQ. FT. IF 5000 SQ. FT. OF DISTURBANCE IS EXCEEDED AT SITE DEVELOPMENT PLAN, STORM WATER MANAGEMENT WILL BE REQUIRED.
- THERE IS AN EXISTING BUILDING 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN OR FOREST CONSERVATION EASEMENT AREAS.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRMS, FENCES AND WALLS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN, HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- A FEE-IN-LIEU FOR OPEN SPACE IN THE AMOUNT OF \$1500 WAS PAID FOR LOT 2.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF BUILDERS GRADING PERMIT FOR LANDSCAPE SURETY IN THE AMOUNT OF \$4500.00 FOR THE REQUIRED 15 SHADE TREES.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- WAIVER APPROVED OCTOBER 23, 2006 TO SECTION 4.3.B.3. VOLUME II OF THE HOWARD COUNTY DESIGN MANUAL TO ELIMINATE THE REQUIREMENT FOR GRAVITY SEWER SERVICE TO THE BASEMENT OR LOWEST FLOOR OF EACH STRUCTURE.

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

Robert J. Wahn 3/8/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Mark C. Martin 2/22/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 3/14/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, KRZYSZTOF CHOJNOWSKI AND ANNA CHOJNOWSKI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 8 DAY OF February, 2007.
Krzysztof Chojnowski 2/08/07 DATE
 KRZYSZTOF CHOJNOWSKI
Anna Chojnowski 2/08/07 DATE
 ANNA CHOJNOWSKI
Megan Brett DATE
 WITNESS
Megan Brett DATE
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOHN P. ANDREWS AND CATHERINE A. ANDREWS TO KRZYSZTOF CHOJNOWSKI AND ANNA CHOJNOWSKI BY DEED DATED MAY 9, 2003 RECORDED IN LIBER 7252 FOLIO 644 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 18122 ON 3/14/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHOJNOWSKI PROPERTY

8400 IVY DRIVE
 LOTS 1 & 2
 TAX MAP 18, GRID 13, PARCEL 238
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED R-20
 DPZ FILE NO. WP-05-126
 SCALE 1" = 50' JANUARY 31, 2007