

COORDINATE TABLE		
NO.	NORTH	EAST
1	547130.8916	135889.1684
2	547166.5804	135897.0215
3	547105.2600	135930.8710
4	54699.13888	135934.0190
5	546885.3556	135934.0190
6	546871.6101	135938.8192
7	546864.2318	135938.052364
8	547148.5784	135972.9450
9	547164.3630	135972.8750
10	547150.5701	135976.1086

30' EASEMENT FOR INGRESS AND EGRESS DESCRIPTION		
LINE	DIRECTION	DISTANCE
D1	S 81° 58' 18" W	40.00'
D2	N 06° 23' 21" W	101.93'
D3	S 12° 03' 05" E	74.92'
D4	S 08° 47' 18" E	19.93'
D5	N 79° 04' 15" W	30.01'
D6	N 08° 47' 18" W	20.10'
D7	N 12° 03' 05" W	75.55'
D8	S 06° 23' 21" E	12.65'
D9	N 55° 36' 11" E	11.55'
D10	S 06° 23' 21" E	36.11'

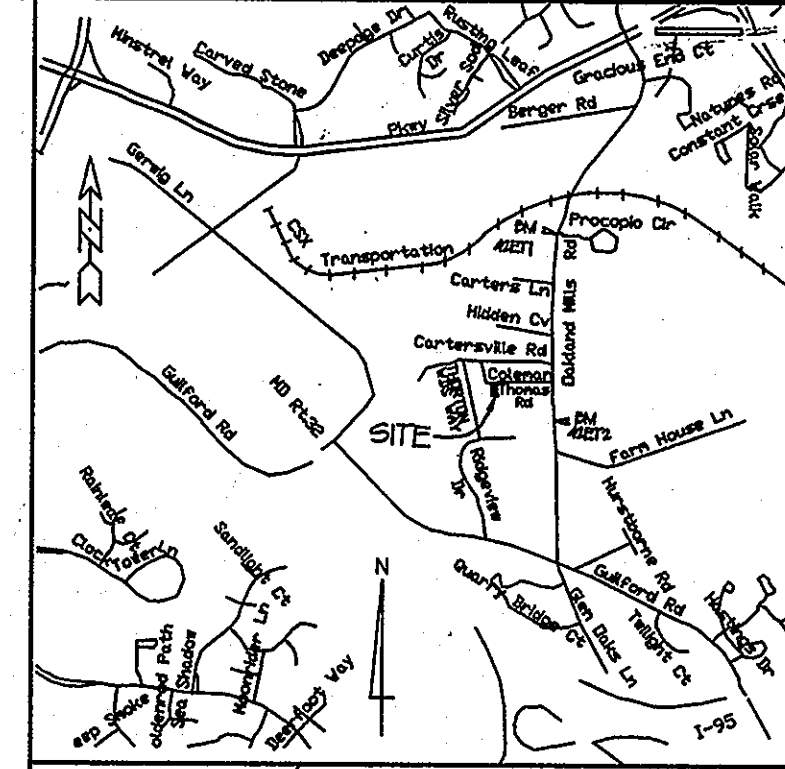
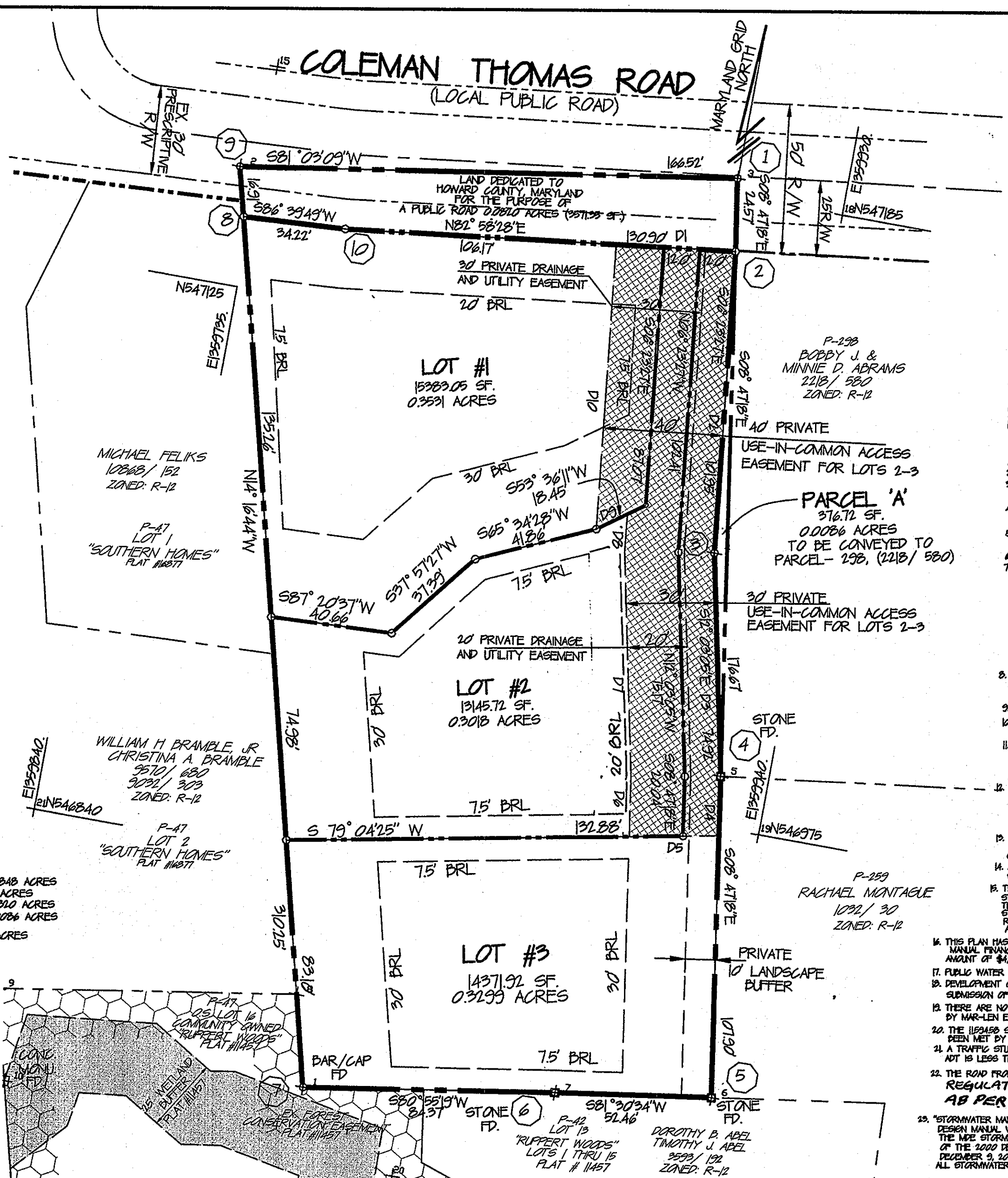
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	REMAINING LOT AREA SQ. FT.
2	134672 SF.	124142 SF.	102530 SF.
3	1437192 SF.	134660 SF.	1302532 SF.

FINAL PLAT TABULATION

TOTAL NUMBER OF LOTS: BULDABLE = 3
 TOTAL NUMBER OF LOTS: OPEN SPACE = 0
 TOTAL AREA OF LOTS: BULDABLE = 0.0848 ACRES
 TOTAL AREA OF LOTS: OPEN SPACE = 0 ACRES
 TOTAL AREA OF ROAD DEDICATION = 0.0840 ACRES
 TOTAL AREA OF PARCEL 'A' (TO BE CONVEYED TO P-238) = 0.0086 ACRES
 TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED = 1.0754 ACRES

THE REQUIREMENTS 9-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: *Theresa Ochoa* 11-15-10 DATE
 BY: *Leonard T. Bohager* 11-11-10 DATE
 MR. LEONARD T. BOHAGER, SURVEYOR #10859



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NAUTICA AND NODTFC.
- GEODETIC CONTROL STATION: A1E11 N548111.67 E1360242.80 ELEV. 300.25
- GEODETIC CONTROL STATION: A1E12 N548221.00 E1360240.64 ELEV. 308.34
- DRL INDICATES BUILDING RESTRICTION LINE
- THIS PROPERTY IS ZONED R-12 PER 01/01/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATIONS AMENDMENTS EFFECTIVE 07/28/04.
- DENOTES CONCRETE MONUMENT
○ DENOTES IRON PIPE OR REBAR W/IDENTIFICATION CAPS
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 09/10/04 BY CHARLES R. CROCKEN AND ASSOC., INC.
- AREAS SHOWN ARE MORE OR LESS.
- PRIVATEWAYS 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 PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 14' (6 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 C) GEOMETRY - MAX. 10% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS(125 LONGTONS)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- FOR FLAG OR PIPE STEM LOTS, REMOVE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE LOCATION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- HOWARD COUNTY FILE NO'S: DPZ FILE REFERENCES: N/A
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER GENERAL BILL 45-1009 AND THE ZONING REGULATIONS AS AMENDED BY GENERAL BILL 45-1009 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, WAMPER PETITION, OR BUILDING/GRADING PERMIT.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME 102 FOR DISCONNECTED ROOFTOP RUNOFF AND DISCONNECTED NON-ROOFTOP RUNOFF FOR THE HOUSE AND DRIVEWAY FOR LOTS 2 & 3 BY DISCRETIONARY AREAS AS SHOWN ON THE REQUIRED SUPPLEMENTAL PLANS, SUBJECT TO APPROVAL OF A FINAL SITE DEVELOPMENT PLAN FOR LOTS 2&3 BY HOWARD COUNTY.
- THIS PLAT COMPLES WITH THE REQUIREMENTS OF SECTION 10200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH 30% OF THE GROSS AREA OF THE SUBDIVISION. A FEE OF \$250.00 IN LIEU OF THE REQUIREMENTS OF 0.17 acres of afforestation (7405.2 x .75 = \$5553.00).
- A USE IN COMMON MAINTENANCE AGREEMENT FOR LOTS 12 AND 3 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN OR OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE ABOVE SAID LOTS 1, 2 AND 3 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL DESIGNATE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MAINTENANCE SURETY FOR THE REQUIRED LANDSCAPING IS TO BE POSTED WITH THE FINAL SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$400000 FOR (A) SHADE TREES LANDSCAPING SURETY WILL BE DEFER TO THE DEP.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10202(b) OF THE HOWARD COUNTY CODE
- 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, WAMPER PETITION, OR BUILDING/ GRADING PERMIT.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR A FORESTED AREA ON THIS SITE, PER A SITE INSPECTION PERFORMED
- THE 10000 SQUARE FEET OF OPEN SPACE REQUIRED PER SECTION 10202(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS HAS BEEN MET BY A IN LIEU FEE OF \$200000
- A TRAFFIC STUDY AND NOISE STUDY WERE NOT CONDUCTED FOR THE SUBDIVISION SHOWN HEREON BECAUSE THE APT IS LESS THAN 100 VEHICLES PER DAY.
- THE ROAD FRONTAGE IMPROVEMENTS REQUIRED PER SECTION 10202 (g)(1)(ii)(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS HAS BEEN SATISFIED BY PAYMENT OF A FEE IN LIEU OF \$10,800.00 AS PER WAIVER WR-09-30.
- *STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME 1 & 2. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE M2000 STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS FINAL PLAN RECEIVED APPROVAL ON DECEMBER 9, 2008 BY DEP. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.

OWNER/DEVELOPER
 TERESA OCHOA
 108 CAMROSE AVENUE
 ROCKY HILL PARK, MD. 21225
 443-261-1203

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DAVID DONALD KANE TO TERESA OCHOA, BY DEED DATED 6/19/00 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5172 AND FOLIO 0132 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

BY: *Leonard T. Bohager* 11-11-10 DATE
 MR. LEONARD T. BOHAGER, REG. NO. 10859



OWNER'S DEDICATION

TERESA OCHOA, 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 INTO 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 EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS 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 PLAINS, 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 15th DAY OF NOVEMBER

BY: *Theresa Ochoa* 11-15-10 DATE
 BY: *Charles R. Crocken* 11/15/10 WITNESS DATE

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

BY: *Wife for Peter Zsilavcz* 3/18/2011 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

BY: *Michael J. ...* 3/1/11 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY

BY: *Kurt ...* 3/24/11 DATE
 DIRECTOR gmf

RECORDED AS PLAT 21545 ON 4/11/11
 AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF
TERESA OCHOA PROPERTY
 LOTS 1, 2 AND 3
 LIBER 5172/ FOLIO 232
 SIXTH ELECTION DISTRICT, TAX MAP #42, GRID 10, PARCEL 4B
 HOWARD COUNTY, MARYLAND
 ZONED: R-12

Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC.
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 Westminster, MD 21157
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