

GENERAL NOTES:

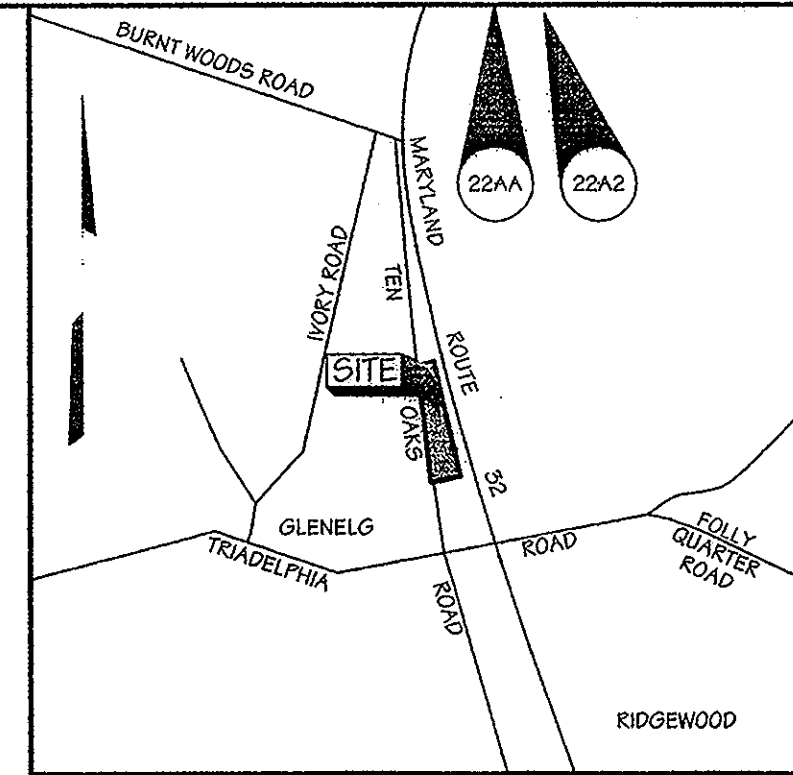
- SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 02/02/04
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFER
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, BA98-14, SDP-97-52, SDP-00-03, SDP-04-130, F-00-001 & F-06-083
 - COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83(1991) AND ARE BASED UPON THE FOLLOWING HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY GEODETIC SURVEY CONTROL STATIONS
- | | | |
|-------------|---------------|----------------|
| DESIGNATION | NORTH(±FT) | EAST(±FT) |
| 22AA | N 587502.7390 | E 1317897.9570 |
| 22A2 | N 585988.5500 | E 1316283.8810 |
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 17, 1998 BY VOGEL & ASSOCIATES, INC.
 - ALL AREAS LISTED ARE MORE OR LESS.
 - DEED REFERENCE LIBER 9312 Folio 423.
 - ROAD IMPROVEMENTS ALONG TEN OAKS ROAD MUST BE PROVIDED AT SITE PLAN STAGE.
 - STORMWATER MANAGEMENT TO BE PROVIDED BY AN UNDERGROUND FACILITY. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED AND WILL BE PROVIDED AT THE SITE PLAN STAGE.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH THE LOTS OR PARCELS. ANY CONVEYANCE OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS OR PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS AND THEIR ACCEPTANCE BY HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - NO REMOVAL OF VEGETATIVE COVER, CLEARING, GRADING FILL, OR DISTURBANCE IS PERMITTED WITHIN THE WETLAND LIMITS AND THE 25' WETLAND BUFFER.
 - THE FOREST CONSERVATION OBLIGATION FOR PARCEL B WAS ET BY THE CREATION OF A 0.24 AC. ONSITE RETENTION FCE AND A FEE-IN-LIEU PAYMENT OF \$15,463.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE OUTSTANDING 0.71 AC. OF REFORESTATION PER F-05-001, AND FOR THIS PLAT, AN ABANDONMENT FEE OF \$13,0680.00 (\$125 PER SQ. FT.) WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE ABANDONMENT OF THE 0.24 AC. ONSITE RETENTION FCE.

COORDINATE TABLE

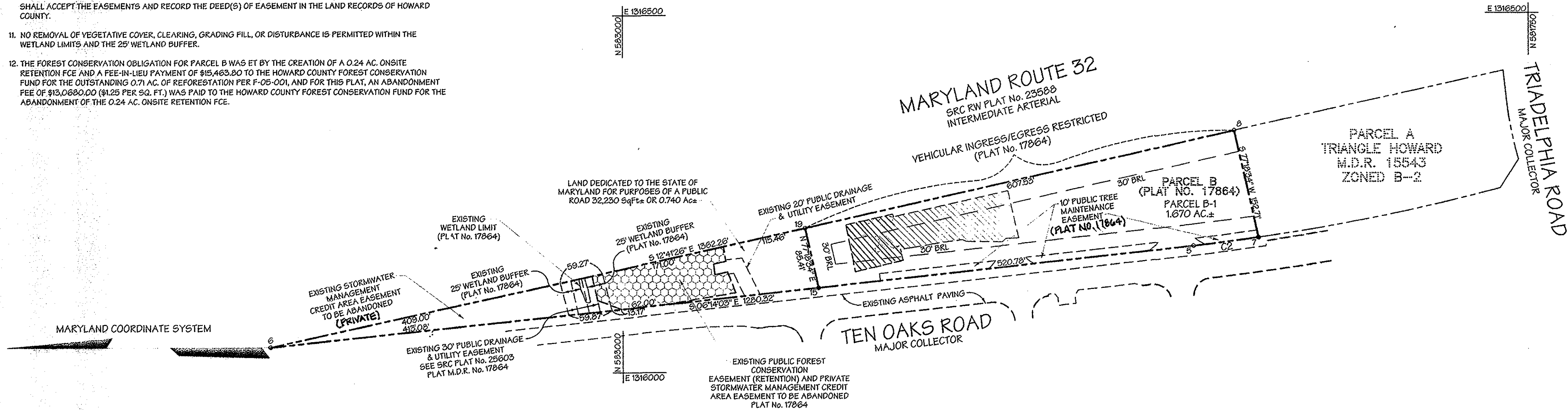
POINT	NORTHING	EASTING
5	582212.6020	1316174.9850
6	583485.3497	1316035.9629
7	582122.8230	1316186.2520
8	582156.3711	1316335.2310
15	582730.3013	1316118.4427
19	582749.0642	1316201.7645

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C2	01°49'32"	2839.79'	90.48'	N 07°08'48" W	90.48'	45.25'



VICINITY MAP
SCALE 1"=1000'



DESIGNATES A MINIMUM 10,000 SQ.FT. SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS (COMAR 26.4.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

TABULATION OF FINAL PLAT	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1.
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.670 AC±
BUILDABLE	1.670 AC±
NON-BUILDABLE	0.000 AC±
OPEN SPACE	0.000 AC±
PRESERVATION PARCELS	0.000 AC±
C. TOTAL AREA OF LAND DEDICATED TO THE STATE OF MARYLAND	0.740 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.410 AC±

DMW
Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

OWNER
3881 TEN OAKS PROPERTIES, LLC
5221 LYNNGATE RD
COLUMBIA, MARYLAND 21044
410-730-5915



PURPOSE NOTE:
THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO DEDICATE LAND TO THE STATE OF MARYLAND AND TO EXTINGUISH THE EXISTING FOREST CONSERVATION EASEMENT AND STORMWATER MANAGEMENT CREDIT AREA EASEMENT AS SHOWN ON PLAT NO. 17864 (F-06-083) AND CREATE A NEW SEWAGE EASEMENT.

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

Howard County Health Officer
Date: 4/22/2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Date: 5/5/08

Director
Date: 5/3/08

OWNER'S DEDICATION

We, 3881 Ten Oaks Properties, LLC., By Don Paul Pistorio, Trustee, Owners of the property shown 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,

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 3-10B, 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.

Witness our hands this 4 day of JANUARY, 2008

Don Paul Pistorio TRUSTEE Date: 1-4-08
Conroy Houghton Witness Date: 1/4/08

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands conveyed by Steven Alms, by and through his attorney, Christopher Rachuba, William Alms, by and through his attorney, Christopher Rachuba, and Christopher Rachuba to 3881 Ten Oaks Properties LLC, by deed dated July 5, 2005 and recorded in the Land Records of Howard County, Maryland, in Liber 9312 Folio 423; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-10B, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Michael D. Martin
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Date: 1/4/08

RECORDED AS PLAT No. 19917 ON 5/14/08 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION TRIANGLE HOWARD
PARCEL B-1
FORMERLY RECORDED AS "PLAT OF REVISION TRIANGLE HOWARD PARCELS B" RECORDED IN PLAT BOOK M.D.R. NO. 17864 ZONED B-2
TAX MAP 22, GRID 8, P/O PARCEL 55
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
GRAPHIC SCALE

