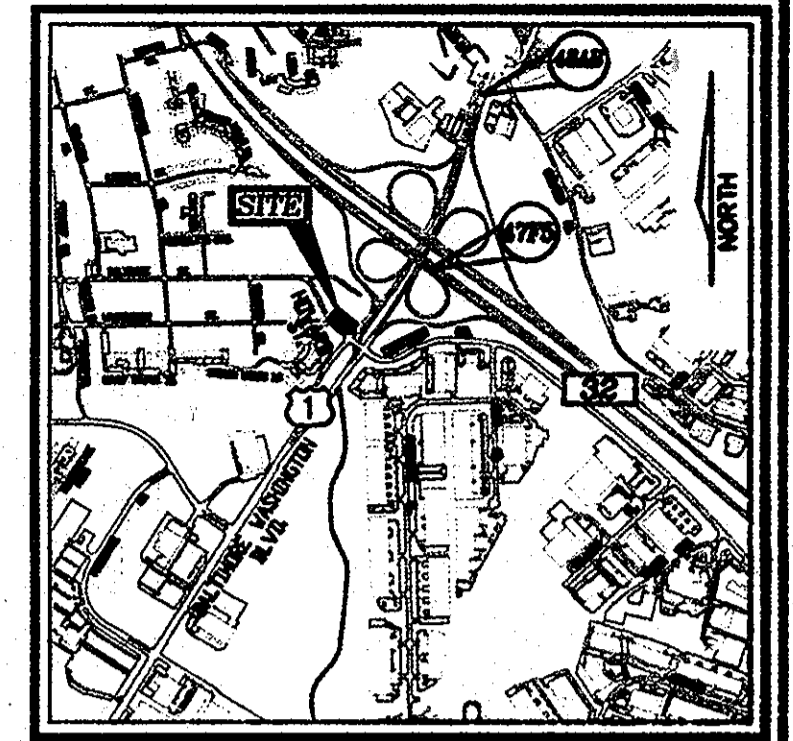


TH 47/PARCEL 524
ERIC L BERS
LIBER 9634, FOLIO 117
ZONED R-SC

TH 47 PARCEL 1004
SAM & KHOURY A. KAMLEH
L10501, F.235
ZONED R-SC



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 5053, GRID K9

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 4849 N 535,384.453 E 1,366,415.81 47°5 N 535,985.024 E 1,365,653.51
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. MARCH 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊡ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2008.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/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 OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1225 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING AND SURETY WILL BE ADDRESSED ON THE SDP.
- THERE ARE NO FLOOD PLAIN, WETLAND OR WETLAND BUFFERS, STREAMS OR STREAM BUFFERS LOCATED ON SITE.
- THIS PROJECT IS NOT LOCATED IN A HISTORIC DISTRICT.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2011.
- DPZ FILE REFERENCES: ECP-11-049 AND ZB-1072m.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THERE ARE NO EXISTING STRUCTURES LOCATED ONSITE.
- THERE ARE NO STEEP SLOPES LOCATED ONSITE.
- STORMWATER MANAGEMENT FOR THESE LOTS HAS BEEN PROVIDED BY MICRO BIORETENTION (M-6), PERVIOUS PAVING (A-2), AND RAIN BARRELS (M-1). DECLARATION OF COVENANTS HAS BEEN EXECUTED FOR THE STORMWATER MANAGEMENT DEVICES LOCATED ON THE LOTS SHOWN HEREON.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003).
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1 AND 2. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THE REQUIREMENTS § 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.

Thomas M. Hoffman, Jr. 10-20-11
DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Dominic Totaro 10-25-11
DATE
Tracy Totaro 10-25-11
DATE

OWNER / DEVELOPER
DOMINIC TOTARO AND TRACY TOTARO
12309 CAROL DRIVE
FULTON, MARYLAND 20759
301-674-6383

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410-481-7666
FAX: 410-481-8961

- LEGEND
- EXISTING 20' PUBLIC SEWER EASEMENT (L 463 F 681)
 - 10' PRIVATE NOISE WALL MAINTENANCE EASEMENT
 - 20' PRIVATE SEWER EASEMENT
 - 20' PRIVATE STORM DRAIN & UTILITY EASEMENT
 - PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - 5' PUBLIC SIDEWALK MAINTENANCE EASEMENT

BEARING TABLE
PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT

NO.	BEARING & DISTANCE
L-1	N 41°02'29"E 25.17'
L-2	S 41°02'29"W 8.52'

COORDINATE TABLE

NO.	NORTH	EAST
913	535376.201	1364898.118
950	535308.036	1364841.958
951	535296.441	1364786.476
952	535390.735	1364676.298
954	535422.988	1364651.424
955	535432.134	1364646.996
956	535508.974	1364729.739

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING & DISTANCE
952-954	99.56'	41.02'	20.80'	23°36'20"	N 37°38'21" W 40.73'

STORMWATER MANAGEMENT PRACTICES

LOT	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF	MICRO BID RETENTION RUNOFF	PERVIOUS PAVING	RAIN BARRELS
1	HOWARD STREET	N-1	M-6	A-2	M-1
2	HOWARD STREET	1	1	X	4

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.6351 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	0.6351 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.6351 AC

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

Howard for Peter Bruleason 3/27/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3/16/12
Director 3/18/13

OWNER'S CERTIFICATE

WE, DOMINIC TOTARO AND TRACY TOTARO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE STREETS 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 25 DAY OF OCTOBER, 2011

Dominic Totaro
Tracy Totaro
Megan Brett
Megan Brett

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HOWARD VENTURE, JOHN DECKER, JOINT VENTURER AND PHILIP GOTTFRIED, JOINT VENTURER TO DOMINIC TOTARO AND TRACY TOTARO BY DEED DATED MARCH 1, 2005 AND RECORDED IN LIBER 9070 AT FOLIO 598 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.
Thomas M. Hoffman, Jr. 10-20-11
DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22321 ON 3/22/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
TOTARO PROPERTY
LOTS 1-2
A SUBDIVISION OF THE PROPERTY OF
DOMINIC TOTARO AND TRACY TOTARO
(LIBER 9070, FOLIO 598)
ZONED R-SC
DPZ FILE REFERENCES: ECP-11-049 AND ZB-1072m
TAX MAP 47, GRID 12, PARCEL 119
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30'
OCTOBER 20, 2011
GRAPHIC SCALE
SHEET 1 OF 1