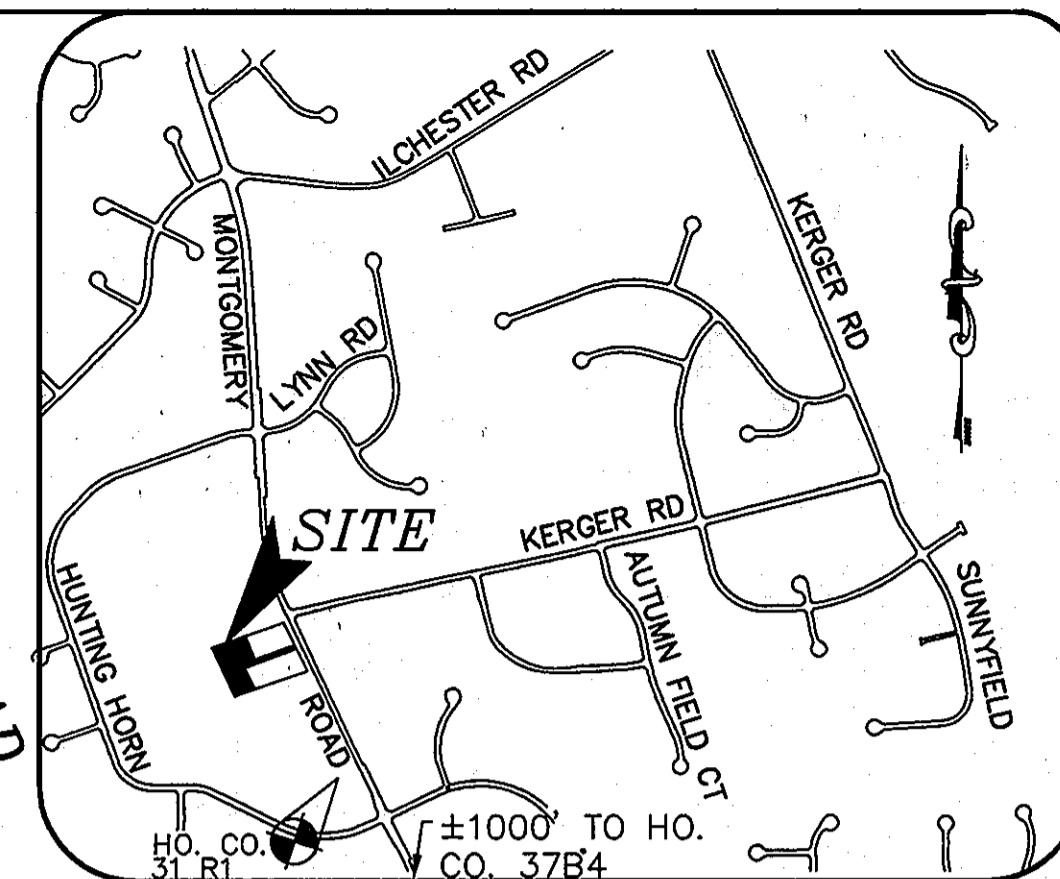


COORDINATE TABLE		
NO.	NORTH	EAST
1	565919.5203	1372152.0873
2	565840.6538	1371921.8967
3	565713.1514	1371977.0763
4	565676.2084	1371871.0759
5	565927.4300	1371751.7720
6	565989.1046	1371927.5949
7	565878.7788	1371983.8090
8	565934.0859	1372145.2358

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

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	21,533 SQ.FT.	1,364 SQ.FT.	20,169 SQ.FT.
3	23,110 SQ.FT.	2,035 SQ.FT.	21,075 SQ.FT.



VICINITY MAP
SCALE: 1"=1000'
ADC MAP PAGE: 4936 D-5

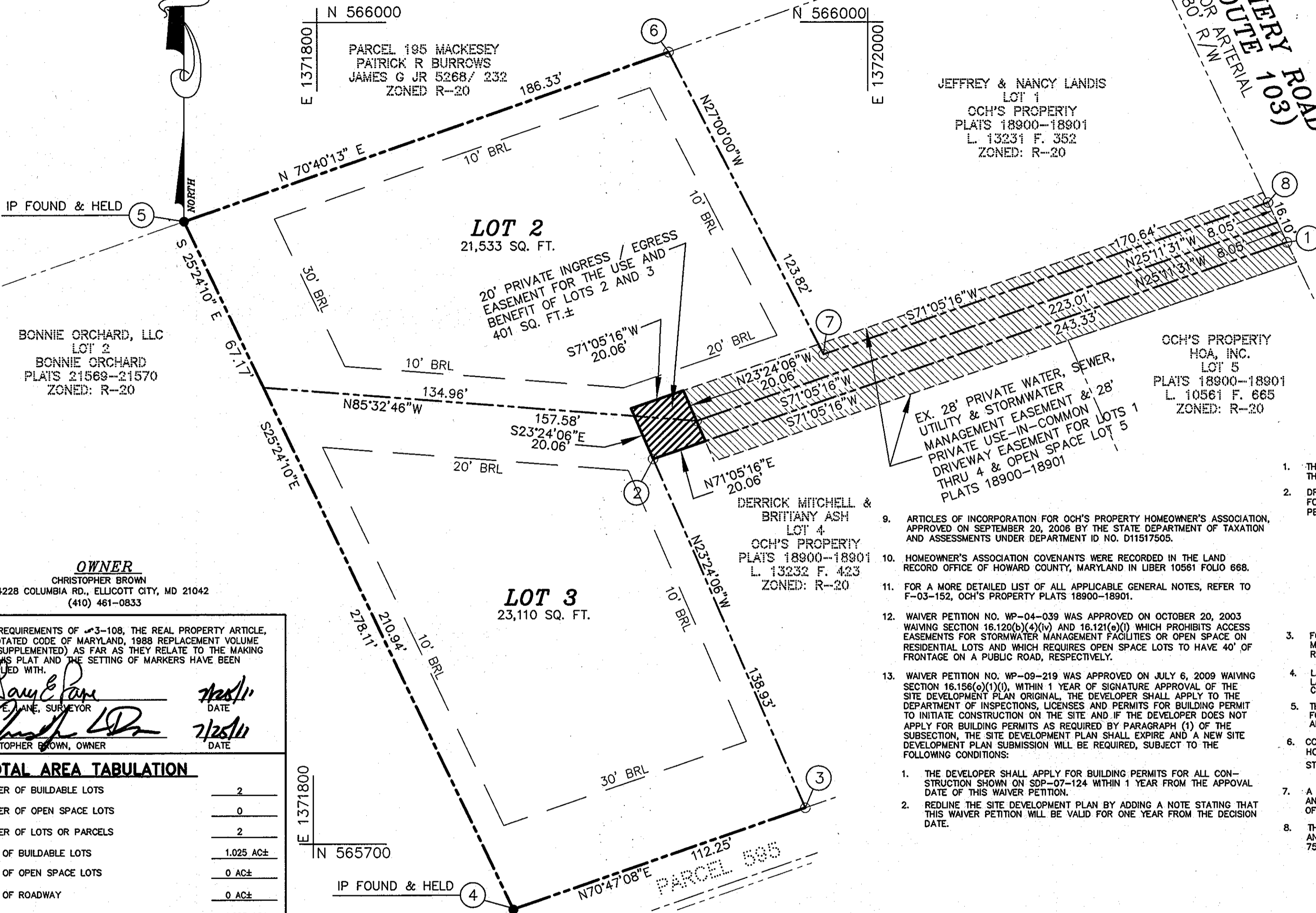
LEGEND

- EXISTING 28' WATER, SEWER, UTILITY & STORMWATER MANAGEMENT EASEMENT & 28' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 4 & OPEN SPACE LOT 5, PLATS 18900-18901
- PROPOSED 20' PRIVATE INGRESS / EGRESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 AND 3
- IPF ● DENOTES IRON PIPE OR ROD FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- BRL DENOTES A BUILDING RESTRICTION LINE

GENERAL NOTES

1. THE PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
2. DRIVEWAYS 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:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM);
 - GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25) LOADING;
 - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
3. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY RIGHT OF WAY LINE.
4. LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-03-152 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
5. THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-03-152.
6. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1 & 37B4:

STA. No. 31R1	N 563,303.465	ELEV. 401.748	STA. No. 37B4	N 563,928.548	ELEV. 402.115
	E 1,367,257.678			E 1,373,109.059	
7. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4 AND OPEN SPACE LOT 5 HAS BEEN RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 10561 FOLIO 668.
8. THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003.



BONNIE ORCHARD, LLC
LOT 2
BONNIE ORCHARD
PLATS 21569-21570
ZONED: R-20

JEFFREY & NANCY LANDIS
LOT 1
OCH'S PROPERTY
PLATS 18900-18901
L. 13231 F. 352
ZONED: R-20

OCH'S PROPERTY
HOA, INC.
LOT 5
PLATS 18900-18901
L. 10561 F. 665
ZONED: R-20

DERRICK MITCHELL &
BRITTANY ASH
LOT 4
OCH'S PROPERTY
PLATS 18900-18901
L. 13232 F. 423
ZONED: R-20

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

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.

Gary E. Lane 7/28/11
GARY E. LANE, SURVEYOR DATE

Christopher Brown 7/28/11
CHRISTOPHER BROWN, OWNER DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.025 AC±
AREA OF OPEN SPACE LOTS	0 AC±
AREA OF ROADWAY	0 AC±
AREA	1.025 AC±

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

Robert W. Bidelson 8/3/2011
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christopher Brown 8/1/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John J. Hester 8/04/11
DIRECTOR DATE

OWNER'S STATEMENT

I, CHRISTOPHER 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 THE 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 27 DAY OF July, 2011.

Christopher Brown
CHRISTOPHER BROWN, OWNER

John J. Hester
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS PART OF THE LAND CONVEYED BY RICHARD KEYS OCHS AND SUSAN A. ARNOLD TO CHRISTOPHER BROWN BY DEED DATED NOVEMBER 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6610 FOLIO 697, ALSO BEING ALL OF LOTS 2 & 3 AS SHOWN ON PLAT NUMBER 18901 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.

Gary E. Lane
GARY E. LANE, PROPERTY LINE SURVEYOR
MD LICENSE NO. 574 EXP. DATE: 3/21/13

THE PURPOSE OF THIS PLAT IS TO ADD A 20' PRIVATE INGRESS / EGRESS EASEMENT ON LOTS 2 & 3, OCH'S PROPERTY, PLATS 18900-18901 FOR THE USE AND BENEFIT OF LOTS 2 & 3

RECORDED AS PLAT 21680 ON 8/5/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OCH'S PROPERTY
LOTS 2 & 3 REVISION PLAT
A REVISION TO OCH'S PROPERTY LOTS 1 THRU 4 AND OPEN SPACE LOT 5 PLATS 18900-18901

SHEET 1 OF 1

TAX MAP 31 FIRST ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 196 HOWARD COUNTY, MARYLAND DATE: JULY 2011
GRID 20 EX. ZONING R20 DPZ FILE NOS. F-03-152, WP-04-039 SDP-07-124, WP-09-219

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Balt. (410) 997-0298 Fax.

02-089 DWG-089-REVISION-PLAT-JULY-2011.dwg