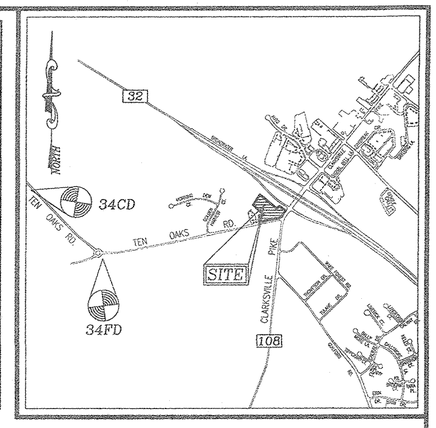
GENERAL NOTES

1. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 34CD AND 34FD.
   34CD N 561,461.6287 E 1,323,850.3538
   34FD N 560,162.5870 E 1,325,180.3042
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON SEPTEMBER 19, 2014.
3. BRL DENOTES BUILDING RESTRICTION LINE.
   ● DENOTES REBAR WITH FWA4 CAP SET.
   Ø DENOTES IRON PIPE OR IRON BAR FOUND.
   ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
   □ DENOTES STONE OR MONUMENT FOUND.
4. AREAS SHOWN HEREON ARE MORE OR LESS.
5. THE SUBJECT PROPERTY IS ZONED B-1 & B-2 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
6. 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. STRUCTURE CLEARANCES -- MINIMUM OF 12'
   G. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
7. THERE ARE NO STEEP SLOPES, WETLANDS, STREAMS, OR THIER RESPECTIVE BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON-SITE.
8. THIS PLAT IS EXEMPT FROM THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE LANDSCAPING OBLIGATION FOR THE ANTWERPEN PROPERTIES SUBDIVISION WILL BE SATISFIED UNDER SDP-16-021.
9. PUBLIC SEWER AVAILABLE THROUGH CONT. 30-3370 AND PUBLIC WATER AVAILABLE THROUGH CONTRACT # 44-3483. THE ONSITE WATER EXTENSION WILL BE THROUGH CONTRACT # 24-4956-D.
10. WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
11. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
12. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL D. ANY AND ALL CONVEYANCES OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES 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, MARYLAND.
13. THE FOREST CONSERVATION OBLIGATION FOR PARCELS 35 & 361 (PARCELS A, B-1 ANC C-1) HAVE BEEN PREVIOUSLY ADDRESSED UNDER SDP-03-097 AS A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $7,840.40, AND UNDER SDP-06-006 AS A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $2,395.80. THE FOREST CONSERVATION OBLIGATION FOR PARCEL 161 WILL BE SATISFIED UNDER SDP-16-021.
14. RELATED DEPARTMENT OF PLANING AND ZONING FILES:
    BA-14-027V, BA-15-032V, ECP-15-065, F-76-01, F-03-173, F-06-192, SDP-01-40, SDP-03-097, SDP-06-006, & SDP-16-021.
15. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
16. THERE ARE NO EXISTING BUILDINGS ON THIS SITE.
17. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED AUGUST 28, 2015; APPROVED 04/01/16.
18. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
19. THE EXISTING TEN OAKS ROAD AND CLARKSVILLE PIKE ARE CLASSIFIED AS MAJOR COLLECTORS.
20. THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
21. TAX MAP 34, PARCELS 35, 161, & 361 ARE WITHIN THE METROPOLITAN DISTRICT.
22. THE COMMUNITY MEETING FOR THIS PROJECT WAS CONDUCTED ON 08/04/15 AT THE MEETING ROOM IN RIVER HILL.
23. THE TOTAL ACREAGE OF THIS PROJECT IS 3.34 AC. WHICH INCLUCES PARCEL 35 (0.66 AC.), PARCEL 161 (0.31 AC.), LOT B-1 (0.39 AC.) AND PARCEL 361, LOT C-1 (1.98 AC.)
24. A NOISE STUDY IS NOT REQUIRED FOR THIS FOR THIS PROJECT.

COORDINATE TABLE

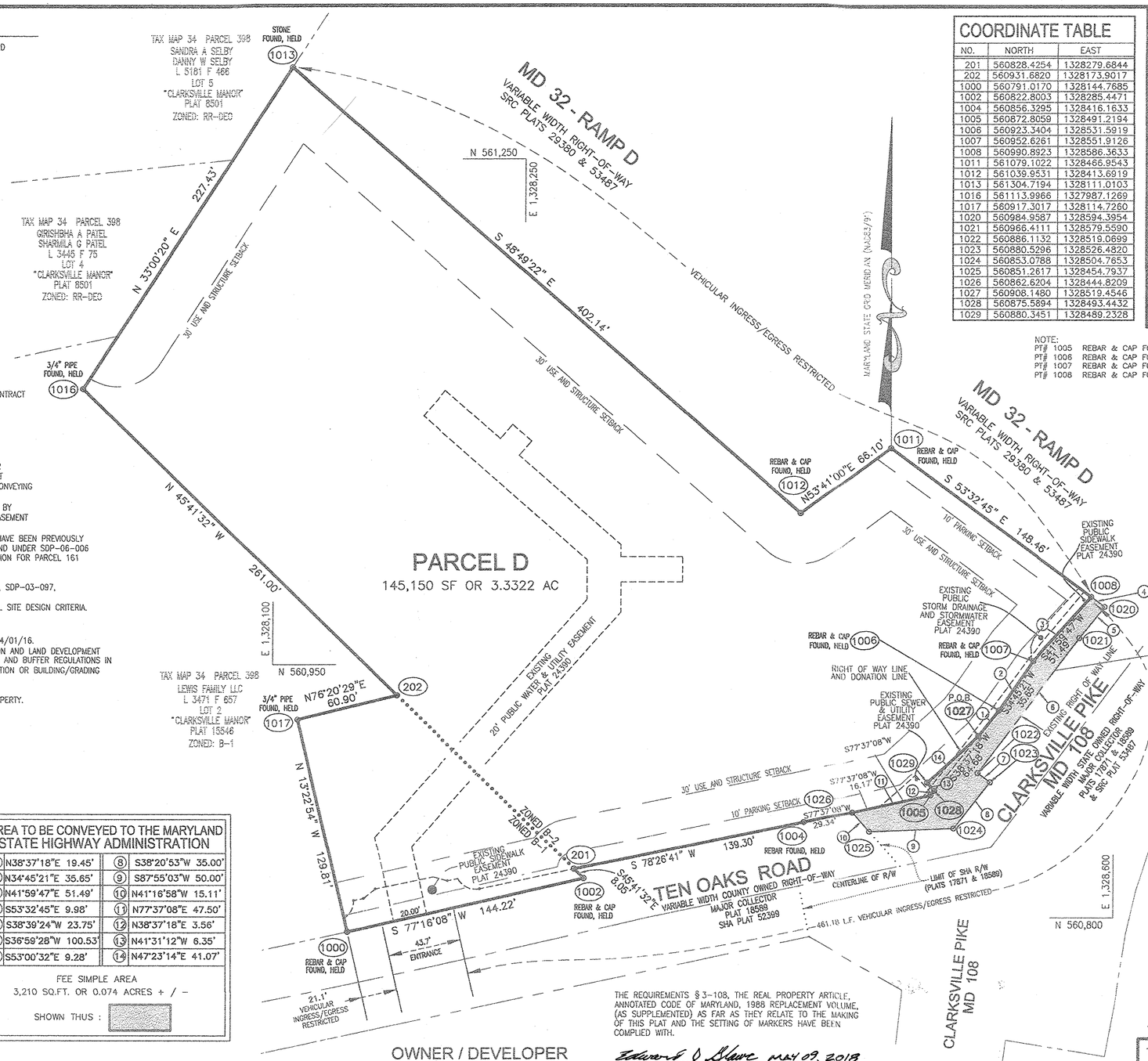
NO.	NORTH	EAST
201	560828.4254	1328279.6844
202	560931.6820	1328173.9017
1000	560791.0170	1328144.7685
1002	560822.8003	1328285.4471
1004	560856.3295	1328416.1633
1005	560872.8059	1328491.2194
1006	560923.3404	1328531.5919
1007	560952.6261	1328551.9126
1008	560990.8923	1328586.3633
1011	561079.1022	1328466.9543
1012	561039.9531	1328413.6919
1013	561304.7194	1328111.0103
1016	561113.9966	1327987.1269
1017	560917.3017	1328114.7260
1020	560984.9587	1328594.3954
1021	560966.4111	1328579.5590
1022	560886.1132	1328519.0699
1023	560880.5296	1328526.4820
1024	560853.0788	1328504.7653
1025	560851.2617	1328454.7937
1026	560862.6204	1328444.8209
1027	560908.1480	1328519.4546
1028	560875.5894	1328493.4432
1029	560880.3451	1328489.2328

NOTE:
PT# 1005 REBAR & CAP FOUND
PT# 1006 REBAR & CAP FOUND
PT# 1007 REBAR & CAP FOUND
PT# 1008 REBAR & CAP FOUND



VICINITY MAP

SCALE: 1"=2000'
ADC MAP : 31 D-1



LAND DONATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD 3,210 SQUARE FEET OR 0.074 ACRES + / -.

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N38°37'18"E 19.45'	8	S38°20'53"W 35.00'
2	N34°45'21"E 35.65'	9	S87°55'03"W 50.00'
3	N41°59'47"E 51.49'	10	N41°16'58"W 15.11'
4	S53°32'45"E 9.98'	11	N77°37'08"E 47.50'
5	S38°39'24"W 23.75'	12	N38°37'18"E 3.56'
6	S36°59'28"W 100.53'	13	N41°31'12"W 6.35'
7	S53°00'32"E 9.28'	14	N47°23'14"E 41.07'

FEE SIMPLE AREA
3,210 SQ.FT. OR 0.074 ACRES + / -
SHOWN THUS :

AREA TABULATION

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	3.3322 AC
	– BUILDABLE	3.3322 AC
	– NON-BUILDABLE	0.0000 AC
	– OPEN SPACE	0.0000 AC
	– PRESERVATION PARCELS	0.0000 AC.
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0737 AC.
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.4059 AC.

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.

Edward J Glawe MAY 09, 2018
EDWARD J GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

5-31-18
JACOB ANTWERPEN DATE
JA TEN OAKS LLC

OWNER / DEVELOPER

JA TEN OAKS LLC
C/O ANTWERPEN AUTOMOTIVE
6440 BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228
410-938-5000

PURPOSE :

THE PURPOSE OF THIS PLAT IS TO :
(1) DONATE RIGHT OF WAY TO THE STATE HIGHWAY ADMINISTRATION

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

Dixon for Maura Rossman 7/2/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 7.11.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Sheubrooks /for 12-14-18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JA TEN OAKS LLC, 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-WAY 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 31st DAY OF MAY , 2018.

JACOB ANTWERPEN
JA TEN OAKS LLC

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE AGGREGATE OF THE THREE FOLLOWING DEEDS; (1) ALL THAT LAND CONVEYED BY JACOB M. ANTWERPEN TO JA TEN OAKS LLC BY DEED DATED APRIL 30, 2014 AND RECORDED IN LIBER 15576 FOLIO 277, (2) ALL THAT LAND CONVEYED BY ANTOY LLC TO JA TEN OAKS LLC BY DEED DATED MAY 12, 2014 AND RECORDED IN LIBER 15600 FOLIO 254, AND (3) ALL THAT LAND CONVEYED BY ANTSTORE LLC TO JA TEN OAKS LLC BY DEED DATED MAY 12, 2014 AND RECORDED IN LIBER 15633 FOLIO 280, ALL AMONG 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 BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

STATE OF MARYLAND
EDWARD JOHN GLAWE
21391
PROFESSIONAL LAND SURVEYOR

Edward J Glawe MAY 09, 2018
EDWARD J GLAWE PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS · SURVEYORS · PLANNERS
8467 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

RECORDED AS PLAT No. 24882 ON 12/21/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

ANTWERPEN PROPERTIES

PARCEL D

ZONED B-1 & B-2

TAX MAP 34, BLK: 12, PARCELS 35, 161, & 361
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' MAY 09, 2018

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 1 OF 1

07-10\SURVEY\DWG\RECORD PLAT\PLAT OF REVISION\RPLATR4.DWG

F-18-116