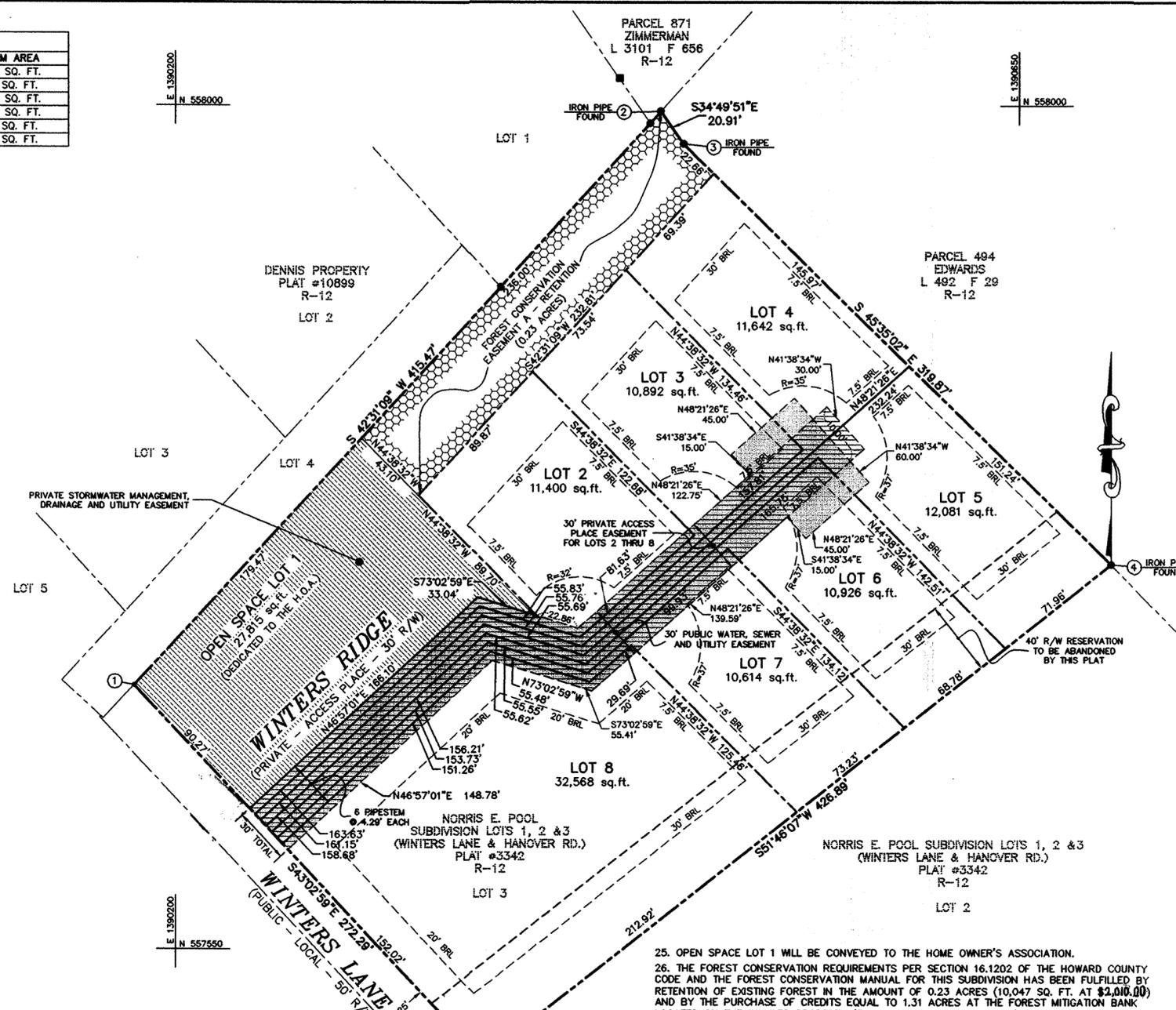
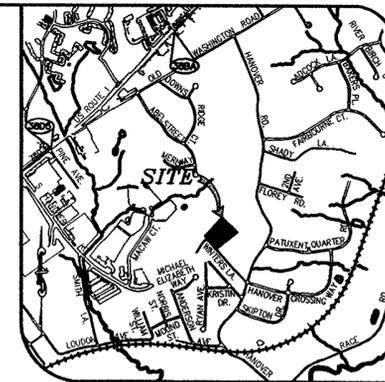


MINIMUM LOT AREA			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
2	11,400 SQ. FT.	843 SQ. FT.	10,557 SQ. FT.
3	10,892 SQ. FT.	1,291 SQ. FT.	9,601 SQ. FT.
4	11,642 SQ. FT.	1,272 SQ. FT.	10,370 SQ. FT.
5	12,081 SQ. FT.	1,618 SQ. FT.	10,463 SQ. FT.
6	10,926 SQ. FT.	1,325 SQ. FT.	9,601 SQ. FT.
7	10,614 SQ. FT.	1,013 SQ. FT.	9,601 SQ. FT.

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	557690.9395	1390177.9304
2	557997.1610	1390458.7201
3	557979.9988	1390470.6619
4	557756.1346	1390699.1355
5	557491.9595	1390363.8055



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF THE NORRIS E. POOL SUBDIVISION AND TO REMOVE THE UNRECORDED RIGHT OF WAY RESERVATION FOR HANOVER ROAD FROM THE PROPERTY.
- SUBJECT PROPERTY ZONED R-12 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 38D5 N 558378.581 E 1386524.195
STATION 38BA N 562553.278 E 1390967.927
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2000 BY MILDENBERG, BOENDER AND ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- STEEP SLOPES LESS THAN 20,000 SQ. FT. EXIST ON OPEN SPACE LOT 1 AND LOTS 2, 4, & 8.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±) UNLESS OTHERWISE NOTED.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- [Hatched Pattern] DENOTES PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- [Dashed Pattern] DENOTES PRIVATE ACCESS PLACE EASEMENT
- [Stippled Pattern] DENOTES FOREST CONSERVATION EASEMENT (RETENTION)
- [Double Line] DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT
- AREA OF SUBDIVISION = 2.94 AC
AREA OF THE SMALLEST BUILDABLE LOT = 9,600 S.F.
OPEN SPACE REQUIRED = R-12 @ 20% = 0.59 AC
TOTAL OPEN SPACE PROVIDED = 0.64 AC (228 S.F. OPEN SPACE LESS THAN 35' WIDE NOT INCLUDED IN TABULATION)
- STORMWATER MANAGEMENT (QUANTITY) IS PROVIDED UNDER WILLIAMS KNOLL, SECTION 1 (F 97-110). WATER QUALITY IS PROVIDED BY BIORETENTION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
(A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
(B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
(C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 18% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
(D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
(E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
(F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
(G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"). LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT, ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREON RESERVED TO 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT JULY 30, 1998.
- NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON-SITE.

OWNER AND DEVELOPER
HOWARD-WINTERS LLC.
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MD 21044
(410) 997-3815

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.
[Signature] 2/10/01
JOHN B. MILDENBERG, SURVEYOR
[Signature] 8/29/01
JAMES NEUBURN, PRESIDENT

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	7
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	8
AREA OF BUILDABLE LOTS	2.30 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0.64 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
TOTAL AREA TO BE RECORDED	2.94 AC ±

- THE 4'X10' TRASH PAD (4" IN DEPTH) WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO THE DECLARATION OF RIGHTS OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND.
- LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$11,430.00.
- ROAD IMPROVEMENTS TO WINTERS LANE ARE TO BE PROVIDED UNDER CAPITAL PROJECT NO. J-4143.
- UNDER AIRPORT ZONING PERMIT NO. 99-138, THE MARYLAND AVIATION ADMINISTRATION HAS APPROVED THE CONSTRUCTION OF PROPOSED STRUCTURES ON THIS PROPERTY BASED ON THE FACT THAT THE PROPOSED STRUCTURES WILL NOT PENETRATE ANY NAVIGATIONAL AIRSPACE.
- ON APRIL 3, 2000, DESIGN MANUAL WAIVER WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION OF THE DEPARTMENT OF PLANNING AND ZONING TO ALLOW THE USE OF THE CURRENT EDITION OF THE MARYLAND STORMWATER DESIGN MANUAL.

- OPEN SPACE LOT 1 WILL BE CONVEYED TO THE HOME OWNER'S ASSOCIATION.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.23 ACRES (10,047 SQ. FT. AT \$2,000.00) AND BY THE PURCHASE OF CREDITS EQUAL TO 1.31 ACRES AT THE FOREST MITIGATION BANK LOCATED ON THE WINKLER PROPERTY (TAX MAP 12 & 13, PARCEL 14). FOREST CONSERVATION SURETY IN THE AMOUNT OF \$2,000.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT IS 1.54 ACRES.
- INGRESS, EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- WATER IS PUBLIC. (CONTRACT # 14-3930-D)
- SEWER IS PUBLIC. (CONTRACT # 14-3930-D)
- ARTICLES OF INCORPORATION FOR THE WINTERS RIDGE HOMEOWNERS ASSOCIATION, INC. APPROVED ON AUG. 27, 2001 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. ID # D06438873.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/9/01, ON WHICH DATE DEVELOPER AGREEMENT # F 01-39 WAS FILED AND ACCEPTED.
- THE 40' R/W RESERVATION FOR THE EXTENSION OF HANOVER RD. IS TO BE ABANDONED, THIS RESERVATION WAS NEVER RECORDED BY THE COUNTY. THE RESERVATION IS NO LONGER NECESSARY, THE ROADWAY WAS REMOVED FROM THE 1990 HOWARD COUNTY GENERAL PLAN.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 9/21/01
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 9/13/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 9/27/01
DIRECTOR

OWNER'S STATEMENT

WE, HOWARD-WINTERS LLC., 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 RIGHTS 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 THEIR 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 29th DAY OF Aug. 2001

[Signature]
JAMES NEUBURN, PRESIDENT

[Signature]
DAVID M. CONSIDINE, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 3 OF THE NORRIS E. POOL SUBDIVISION, AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS PLAT NO. 3342 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 2/10/01
DATE

STATE OF MARYLAND
JOHN W. BELMONT, JR., COMPTROLLER
LAND RECORDS SECTION
1000 E. BALTIMORE AVE., BALTIMORE, MD 21201

RECORDED AS PLAT 14965 ON 10/1/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WINTERS RIDGE
LOTS 1 THRU 8**

A RESUBDIVISION OF LOT 3,
THE NORRIS E. POOL SUBDIVISION

SHEET 1 OF 1

TAX MAP 38	FIRST ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 868	HOWARD COUNTY, MARYLAND	DATE: AUGUST 2001
GRID 15	EX. ZONING R-12	DPZ FILE NOS. F 75-18, S 99-06, P 00-10

**MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors

5072 Dorsey Mill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.