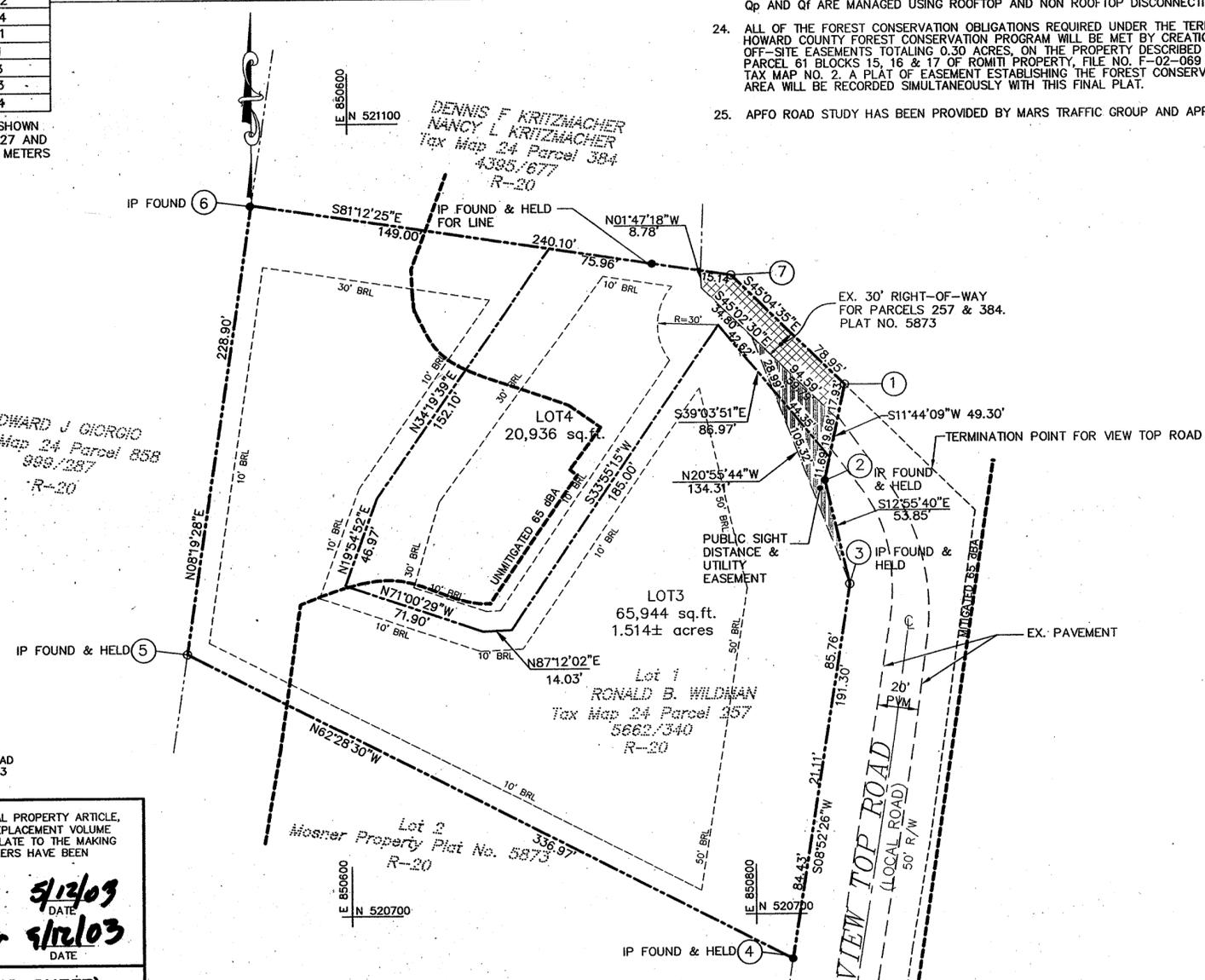
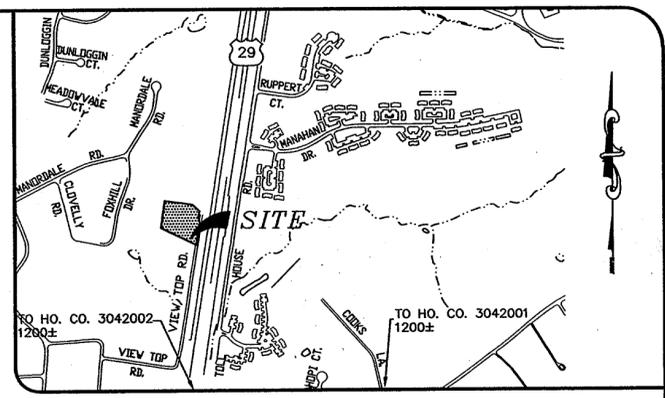


COORDINATE LIST		
NO.	NORTH	EAST
1	520,967.098	850,845.502
2	520,918.823	850,835.474
3	520,866.344	850,847.521
4	520,677.334	850,818.011
5	520,833.060	850,519.183
6	521,059.550	850,552.323
7	521,022.846	850,789.604

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	20,936 SQ. FT.	2,000 SQ. FT.	18,936 SQ. FT.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '27 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

- SWM IS PROVIDED VIA ROOF TOP DISCONNECTION, NON ROOF TOP DISCONNECTION AND DRYWELLS. WQV: VIA DRY WELLS AND ROOFTOP DISCONNECTION. REV: VIA DRY WELLS. CPV: THIS PROJECT DOES NOT MEET THE MDE REQUIREMENTS TO PROVIDE CPV. QP AND QF ARE MANAGED USING ROOFTOP AND NON ROOFTOP DISCONNECTION CREDITS.
- ALL OF THE FOREST CONSERVATION OBLIGATIONS REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY CREATION OF OFF-SITE EASEMENTS TOTALING 0.30 ACRES, ON THE PROPERTY DESCRIBED AS PARCEL 61 BLOCKS 15, 16 & 17 OF ROMTI PROPERTY, FILE NO. F-02-069. TAX MAP NO. 2. A PLAT OF EASEMENT ESTABLISHING THE FOREST CONSERVATION AREA WILL BE RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT.
- APFO ROAD STUDY HAS BEEN PROVIDED BY MARS TRAFFIC GROUP AND APPROVED ON DECEMBER 2001.



GENERAL NOTES

- TAX MAP: 24, PARCEL: 257, LOT: 1, BLOCK: 18.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS DETERMINED FROM PLAT NUMBER 5873 AND EXISTING POINTS FOUND.
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DOES NOT EXIST ON SITE.
- NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON-SITE AS PER WILDMAN ENVIRONMENTAL SERVICES.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ▨ DENOTES EXISTING RIGHT OF WAY (USE-IN-COMMON).
- ▨ DENOTES PUBLIC SIGHT DISTANCE EASEMENT.
- OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$1,500.00.
- AREA OF SUBDIVISION = 1.99 Ac. ±
AREA OF THE SMALLEST LOT = 20,936 SQ. FT.
OPEN SPACE REQUIRED : 6% OR 0.12 Ac.
OPEN SPACE PROVIDED : 0 Ac.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED-CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/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 DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 4, KNOWN AS 3902 W VIEW TOP RD, ELLICOTT CITY, MARYLAND 21042, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR THIS SUBDIVISION IS BEING PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 4 IS EXEMPT FROM LANDSCAPE REQUIREMENTS SINCE THERE IS AN EXISTING HOUSE TO REMAIN. PAYMENT OF SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$600.00 ON LOT 3 IS DEFERRED UNTIL SUBMISSION AND APPROVAL OF THE SITE DEVELOPMENT PLAN.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001.
- NOISE ANALYSIS AND NOISE BARRIER DESIGN HAS BEEN PERFORMED BY MARYLAND STATE HIGHWAY ON JUNE, 2001. THE CONSTRUCTION OF THE NOISE WALLS HAVE DIRECTED TO START CONSTRUCTION NO LATER THAN 1 YEAR FROM THE COMPLETION OF THE ROADWAY IMPROVEMENTS. ROAD IMPROVEMENTS ARE BEING MADE TO THE STATE HIGHWAY ROUTE 29, BY MARYLAND STATE HIGHWAY.

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.

John B. Mildenberg 5/12/03
DATE
SURVEYOR

Ronald B. Wildman 5/12/03
DATE
OWNER

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.99 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
AREA	1.99 AC ±

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT # 1 OF "MOSNER PROPERTY, LOTS 1 & 2" PLAT NO. 5873, INTO "MOSNER PROPERTY, LOTS 3 & 4."

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

Penny Conata 6-6-03
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad D. Williams 5/17/03
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark D. Wyle 5/11/03
DATE
DIRECTOR

OWNER'S STATEMENT

I, RONALD B. WILDMAN, 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF MAY 2003

Ronald B. Wildman
RONALD B. WILDMAN, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY LARRY G. KESSLER AND DONNA M. STROBINO KESSLER TO RONALD B. WILDMAN BY DEED DATED SEPTEMBER 6, 2001 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 5562 AT FOLIO 340 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.

John B. Mildenberg 5/12/03
DATE
SURVEYOR

RECORDED AS PLAT 16053 ON 7-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MOSNER PROPERTY
LOTS 3 & 4
A RESUBDIVISION OF LOT 1
MOSNER PROPERTY LOTS 1 & 2
SHEET 1 OF 1

TAX MAP 24 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 257 HOWARD COUNTY, MARYLAND DATE: MAY, 2003
EX. ZONING R-20 DPZ FILE NOS. F-84-132, F-02-26

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.