

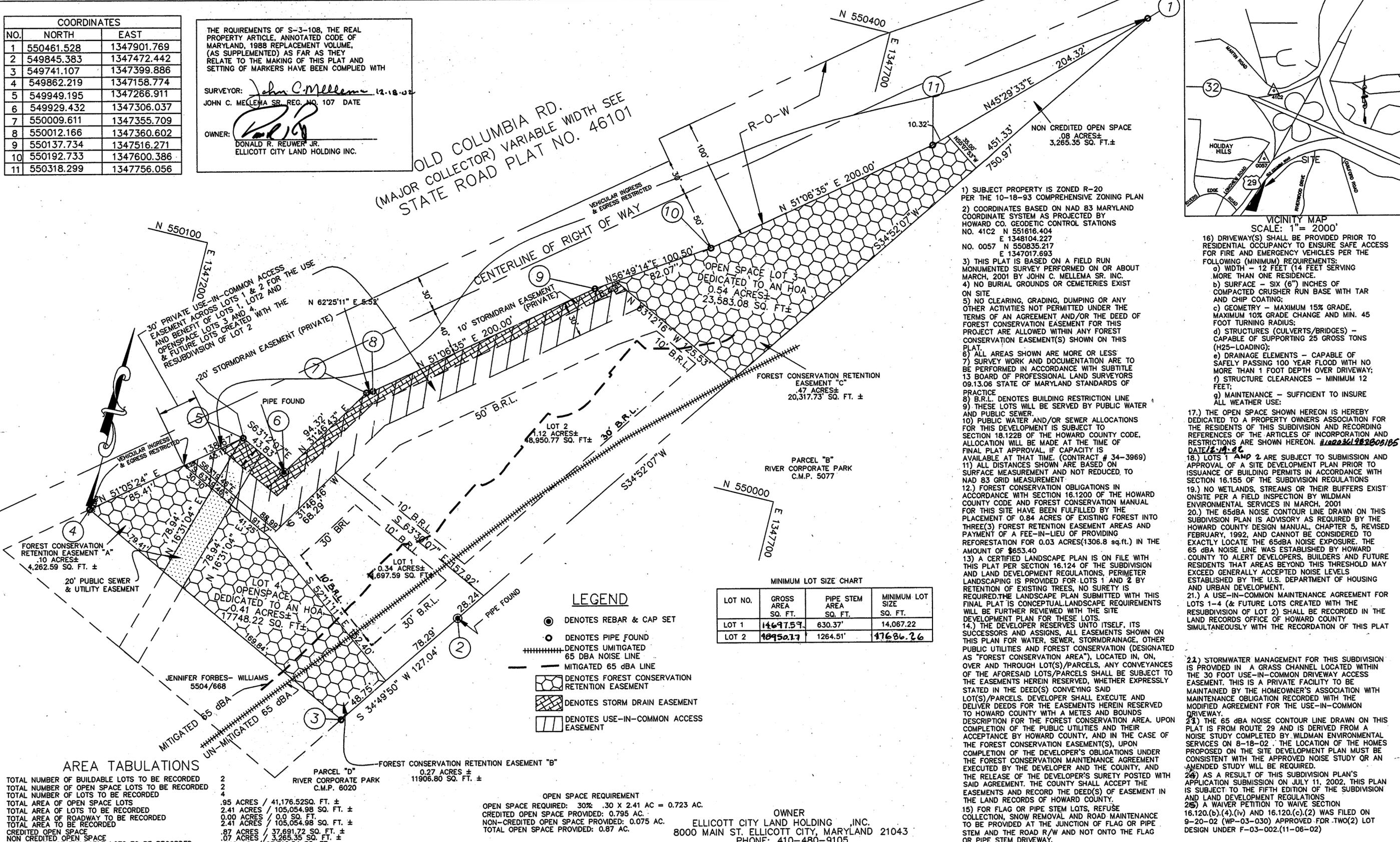
COORDINATES		
NO.	NORTH	EAST
1	550461.528	1347901.769
2	549845.383	1347472.442
3	549741.107	1347399.886
4	549862.219	1347158.774
5	549949.195	1347266.911
6	549929.432	1347306.037
7	550009.611	1347355.709
8	550012.166	1347360.602
9	550137.734	1347516.271
10	550192.733	1347600.386
11	550318.299	1347756.056

THE REQUIREMENTS OF S-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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH

SURVEYOR: *John C. Mellema* 12.18.02
 JOHN C. MELLEMA SR. REG. NO. 107 DATE

OWNER: *DR*
 DONALD R. REUWER JR.
 ELLICOTT CITY LAND HOLDING INC.

OLD COLUMBIA RD.
 (MAJOR COLLECTOR) VARIABLE WIDTH SEE
 STATE ROAD PLAT NO. 46101



- SUBJECT PROPERTY IS ZONED R-20 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS NO. 41C2 N 551616.404 E 1348104.227 NO. 0057 N 550835.217 E 1347017.693
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2001 BY JOHN C. MELLEMA SR., INC.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE
- NO CLEARING, GRADING, DUMPING OR ANY OTHER ACTIVITIES NOT PERMITTED UNDER THE TERMS OF AN AGREEMENT AND/OR THE DEED OF FOREST CONSERVATION EASEMENT FOR THIS PROJECT ARE ALLOWED WITHIN ANY FOREST CONSERVATION EASEMENT(S) SHOWN ON THIS PLAT.
- ALL AREAS SHOWN ARE MORE OR LESS
- SURVEY WORK AND DOCUMENTATION ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. (CONTRACT # 34-3969)
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE(3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES(1306.8 sq.ft.) IN THE AMOUNT OF \$653.40
- A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PERIMETER LANDSCAPING IS PROVIDED FOR LOTS 1 AND 2 BY RETENTION OF EXISTING TREES. NO SURETY IS REQUIRED. THE LANDSCAPE PLAN SUBMITTED WITH THIS FINAL PLAT IS CONCEPTUAL. LANDSCAPE REQUIREMENTS WILL BE FURTHER REVIEWED WITH THE SITE DEVELOPMENT PLAN FOR THESE LOTS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORMDRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOT(S)/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION FOR THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

VICINITY MAP
 SCALE: 1" = 2000'

16) DRIVEWAY(S) 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 RESIDENCE).
 b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MIN. 45 FOOT 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 DEPTH OVER DRIVEWAY.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

17.) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. #1002361983605105 DATE 12-18-02

18.) LOTS 1 AND 2 ARE SUBJECT TO SUBMISSION AND APPROVAL OF A SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION REGULATIONS

19.) NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON SITE PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES IN MARCH, 2001

20.) 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 65 dBA 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.

21.) A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 (& FUTURE LOTS CREATED WITH THE RESUBDIVISION OF LOT 2) SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT

22.) STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED IN A GRASS CHANNEL LOCATED WITHIN THE 30 FOOT USE-IN-COMMON DRIVEWAY ACCESS EASEMENT. THIS IS A PRIVATE FACILITY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE OBLIGATION RECORDED WITH THE MODIFIED AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY.

23.) THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS FROM ROUTE 29 AND IS DERIVED FROM A NOISE STUDY COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES ON 8-18-02. THE LOCATION OF THE HOMES PROPOSED ON THE SITE DEVELOPMENT PLAN MUST BE CONSISTENT WITH THE APPROVED NOISE STUDY OR AN AMENDED STUDY WILL BE REQUIRED.

24.) AS A RESULT OF THIS SUBDIVISION PLAN'S APPLICATION SUBMISSION ON JULY 11, 2002, THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

25.) A WAIVER PETITION TO WAIVE SECTION 16.120(b),(4),(v) AND 16.120(c)(2) WAS FILED ON 9-20-02 (WP-03-030) APPROVED FOR TWO(2) LOT DESIGN UNDER F-03-002.(11-06-02)

LEGEND

- DENOTES REBAR & CAP SET
- DENOTES PIPE FOUND
- DENOTES UNMITIGATED 65 dBA NOISE LINE
- DENOTES MITIGATED 65 dBA LINE
- ▨ DENOTES FOREST CONSERVATION RETENTION EASEMENT
- ▩ DENOTES STORM DRAIN EASEMENT
- ▧ DENOTES USE-IN-COMMON ACCESS EASEMENT

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
LOT 1	14697.59	630.37	14,067.22
LOT 2	16950.17	1264.51	17686.26

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF OPEN SPACE LOTS	.95 ACRES / 41,176.52 SQ. FT. ±
TOTAL AREA OF LOTS TO BE RECORDED	2.41 ACRES / 105,054.98 SQ. FT. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 ACRES / 0.00 SQ. FT.
TOTAL AREA TO BE RECORDED	2.41 ACRES / 105,054.98 SQ. FT. ±
CREDITED OPEN SPACE	.87 ACRES / 37,891.72 SQ. FT. ±
NON CREDITED OPEN SPACE	.07 ACRES / 3,265.35 SQ. FT. ±
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.46 AC. / 63,712.54 SQ. FT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND

Howard County Health Officer DATE 12/26/02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE 12/24/02

Director DATE 11/6/03

PARCEL "D" RIVER CORPORATE PARK C.M.P. 6020 0.27 ACRES ± 11906.80 SQ. FT. ±

OPEN SPACE REQUIREMENT
 OPEN SPACE REQUIRED: 30% .30 X 2.41 AC = 0.723 AC.
 CREDITED OPEN SPACE PROVIDED: 0.795 AC.
 NON-CREDITED OPEN SPACE PROVIDED: 0.075 AC.
 TOTAL OPEN SPACE PROVIDED: 0.87 AC.

OWNER
 ELLICOTT CITY LAND HOLDING, INC.
 8000 MAIN ST. ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-480-9105

OWNER'S STATEMENT

I, DONALD R. REUWER JR., PRESIDENT ELLICOTT CITY LAND HOLDING, INC. OWNER OF PROPERTY 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 FLOODPLAINS, 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; AND 4) THAT NO BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

Donald R. Reuwer Jr. DATE 12-18-02
 DONALD R. REUWER JR. (PRESIDENT) DATE

Kim Arrid DATE 12-18-02
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY SONYA DAVIS, TOBY ROSEN AND FREIDA MAZER TO ELLICOTT CITY LAND HOLDING, INC. BY A DEED DATED JANUARY 21, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5346 FOLIO 702, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS;

John C. Mellema Sr. 12-18-02
 JOHN C. MELLEMA SR. SURVEYOR (REG. NO. 107) DATE

RECORDED AS PLAT 15748 ON 1-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MINOR SUBDIVISION
 DONS LANDING
 LOTS 1, LOT 2 AND OPEN SPACE LOTS 3 & 4
 TAX MAP 41 PARCEL 247 GRID 6
 SIXTH ELECTION DISTRICT ZONING=R20
 HOWARD COUNTY, MARYLAND
 SCALE 1"=50' DATE: MAY, 2002

DPZ# F-03-002 WP 03-030 PREV. DPZ FILE #F-02-049

PREPARED BY:
 JOHN C. MELLEMA SR., INC. LAND SURVEYORS
 5409 EAST DRIVE BALTO. CO., MARYLAND 21227
 PHONE: 410-247-7488 FAX: 410-247-2507