

COORDINATE LIST

NO.	NORTH	EAST
1	560,447.118	1,380,872.634
2	560,375.552	1,380,956.561
3	560,337.902	1,380,961.240
4	560,304.543	1,380,918.104
5	560,280.259	1,380,837.074
6	560,216.177	1,380,784.719
7	560,058.233	1,380,624.643
8	560,009.939	1,380,669.305
9	559,906.137	1,380,763.247
10	559,858.080	1,380,799.171
11	559,845.481	1,380,813.393
12	559,801.955	1,380,861.668
13	559,720.092	1,380,943.853
14	559,604.853	1,381,057.015
15	559,238.525	1,380,485.180
16	560,270.393	1,380,380.911
17	560,263.406	1,380,420.521
18	560,247.436	1,380,466.846
19	560,217.837	1,380,492.241
20	560,165.916	1,380,524.261
21	560,104.645	1,380,581.722
22	560,094.961	1,380,590.678
23	560,249.893	1,380,747.701
24	560,317.886	1,380,803.251
25	560,357.610	1,380,768.956

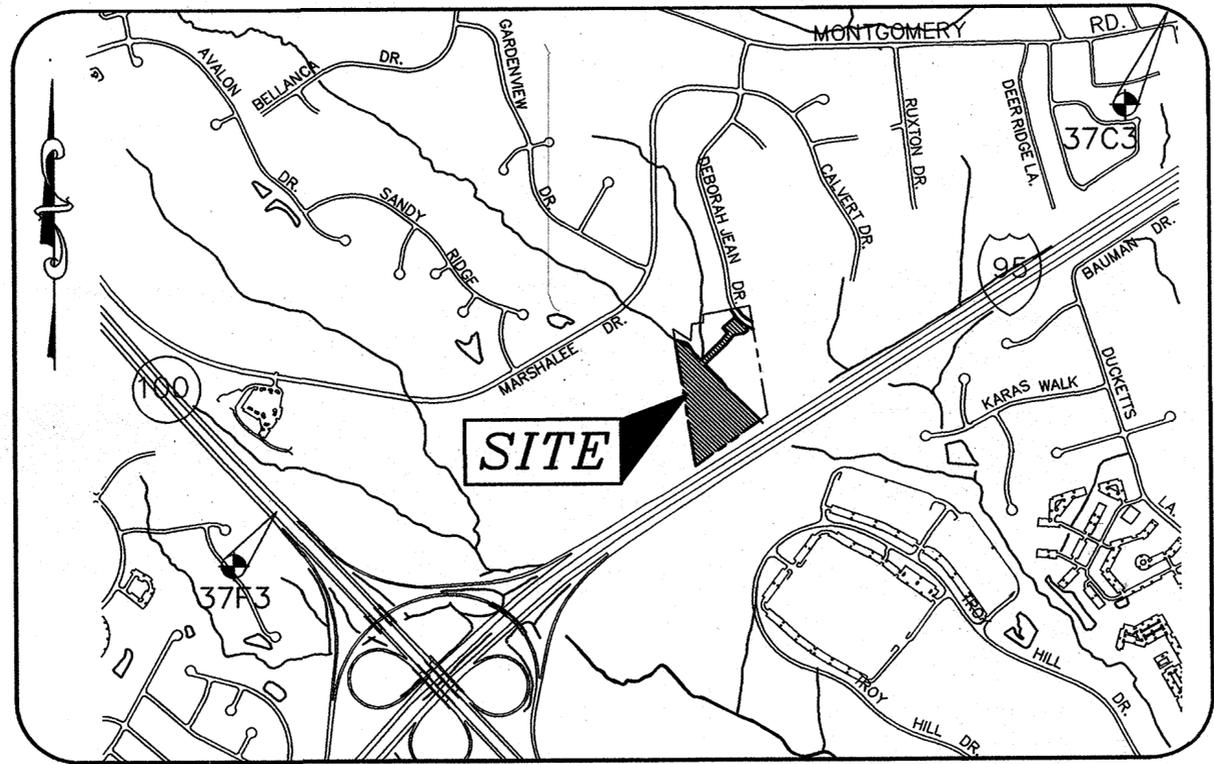
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
1-2	341.00'	110.78'	55.88'	18°36'51"	S49°32'44"E 110.30'

FLOODPLAIN

LINE	BEARING & DISTANCE
F1	N03°18'50"W 53.02'
F2	N46°04'27"W 75.95'
F3	N48°20'54"W 100.08'
F4	N40°48'48"W 42.13'
F5	N54°44'50"W 58.73'
F6	N38°50'06"W 72.97'
F7	N17°02'34"W 46.40'
F8	N09°16'48"W 48.81'
F9	N22°07'55"W 61.09'
F10	N00°02'33"W 58.74'
F11	N25°04'20"W 50.27'
F12	N72°20'08"W 18.27'
F13	S60°39'56"W 20.12'
F14	N40°57'58"W 76.04'
F15	N30°50'13"W 73.33'
F16	N48°02'11"W 27.33'
F17	N44°55'07"W 83.29'



VICINITY MAP
SCALE: 1" = 1000'

29. THE 65 dBA NOISE 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 65 dBA 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

GENERAL NOTES

- TAX MAP: 37, PARCEL: 591, BLOCK: 11.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
STA. No. 37C3 N 562,916.003 E 1,384,856.679 ELEV. 258.488
STA. No. 37F3 N 557,269.193 E 1,378,631.096 ELEV. 248.036
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2001 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON PIPE FOUND.
○ DENOTES AN ANGULAR BREAK.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN DELINEATION PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN APRIL 2002.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MAY, 2002. WETLANDS DO EXIST ON-SITE, AS SHOWN ON THE PLAT.
- THIS FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS FOR SDP-02-138, FAIRWAY OVERLOOK, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY AFFORESTATION OF 0.89 ACRES OF FOREST. FINANCIAL SURETY FOR THE ON-SITE AFFORESTATION (*0.71 ACRES OR 31,093.4 SQ. FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$15,546.70. (*FOREST CONSERVATION CREDIT FOR 7,675 SQ. FT. OF LANDSCAPING HAS BEEN TAKEN FOR 13 SHADE TREES & 11 EVERGREENS AS SHOWN ON THE LANDSCAPE PLAN AS PART OF THE LANDSCAPING REQUIREMENTS.) THE SURETY WILL BE PROVIDED WITH SDP-02-138.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH BULK PARCEL A, ANY CONVEYANCE 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 DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DENOTES A FOREST CONSERVATION EASEMENT (AFFORESTATION).
- DENOTES A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT.
- ▨ DENOTES PUBLIC SEWER, WATER, & UTILITY EASEMENT.
- ▩ DENOTES OFF-SITE PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT.
- DENOTES WETLANDS
- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MAY 2002.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA SAND FILTERS, AND GRASSED SWALE CREDITS. SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- WATER AND SEWER SERVICE TO PARCEL A WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AND SEWER SERVICE TO BE PROVIDED BY WATER CONTRACT # 36W&S AND SEWER CONTRACT # 580 S-A. PROP. WATER & SEWER CONTRACT # 14-4092-D.
- LANDSCAPING PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-02-138, FAIRWAY OVERLOOK, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (76 STREET TREES, 109 SHADE TREES, 134 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$75,600.00. THE SURETY WILL BE PROVIDED WITH SDP-02-138.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- THIS FINAL PLAT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STREAM BUFFERS AND 100 YEAR FLOOD PLAIN AREA WITHIN PARCEL A WILL BE CONSIDERED FOR FUTURE FOREST CONSERVATION PLANTING AREAS.

PURPOSE FOR THIS FINAL PLAT IS TO ESTABLISH FOREST CONSERVATION EASEMENT PUBLIC 100 YEAR FLOOD PLAIN EASEMENT PUBLIC WATER, SEWER & UTILITY EASEMENT ON THE SUBJECT PROPERTY.

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS/PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	8.28AC±
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	2.34AC±
AREA OF PUBLIC ROADWAY DEDICATION	0
TOTAL AREA OF SUBDIVISION	8.28AC±

WETLANDS

LINE	BEARING & DISTANCE
W1	N21°21'32"W 54.42'
W2	S82°07'21"E 45.00'
W3	S56°11'04"E 50.00'
W4	S50°38'08"E 85.67'
W5	S37°53'57"E 58.00'
W6	S48°15'05"E 74.65'
W7	S39°06'57"E 67.30'
W8	S48°32'00"E 80.48'
W9	S37°44'56"E 44.83'
W10	S37°44'56"E 98.77'
W11	S51°09'04"E 81.17'
W12	S43°36'02"E 90.66'
W13	S49°42'15"E 59.49'
W14	S36°25'57"E 41.91'
W15	S63°32'47"E 60.32'
W16	S60°10'54"E 70.78'

OWNER

5072 PROPERTY, LLC
C/O MILDENBERG, BOENDER AND ASSOC., INC.
5072 DORSEY HALL DRIVE SUITE 202
ELLCOTT CITY, MARYLAND 21042
(410) 990-0296

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.
[Signature] 5/7/03
DATE
5/16/03
DATE
R. JACOB HIKMAT, AUTHORIZED MEMBER
5072 PROPERTY, LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 6/20/03
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/17/03
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/20/03
DATE
DIRECTOR

OWNER'S STATEMENT

5072 PROPERTY, LLC, OWNERS 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 6th DAY OF MAY 2003
[Signature]
JACOB HIKMAT, AUTHORIZED MEMBER
5072 PROPERTY, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GEORGE ZELTMAN TO 5072 PROPERTY, LLC BY DEED DATED APRIL 23, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5552 AT FOLIO 0142 AND THE LAND CONVEYED BY MARSHALEE WOODS LIMITED PARTNERSHIP TO 5072 PROPERTY, LLC BY DEED DECEMBER 18, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 6821 AT FOLIO 0023 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] 5/7/03
DATE
No. 1018

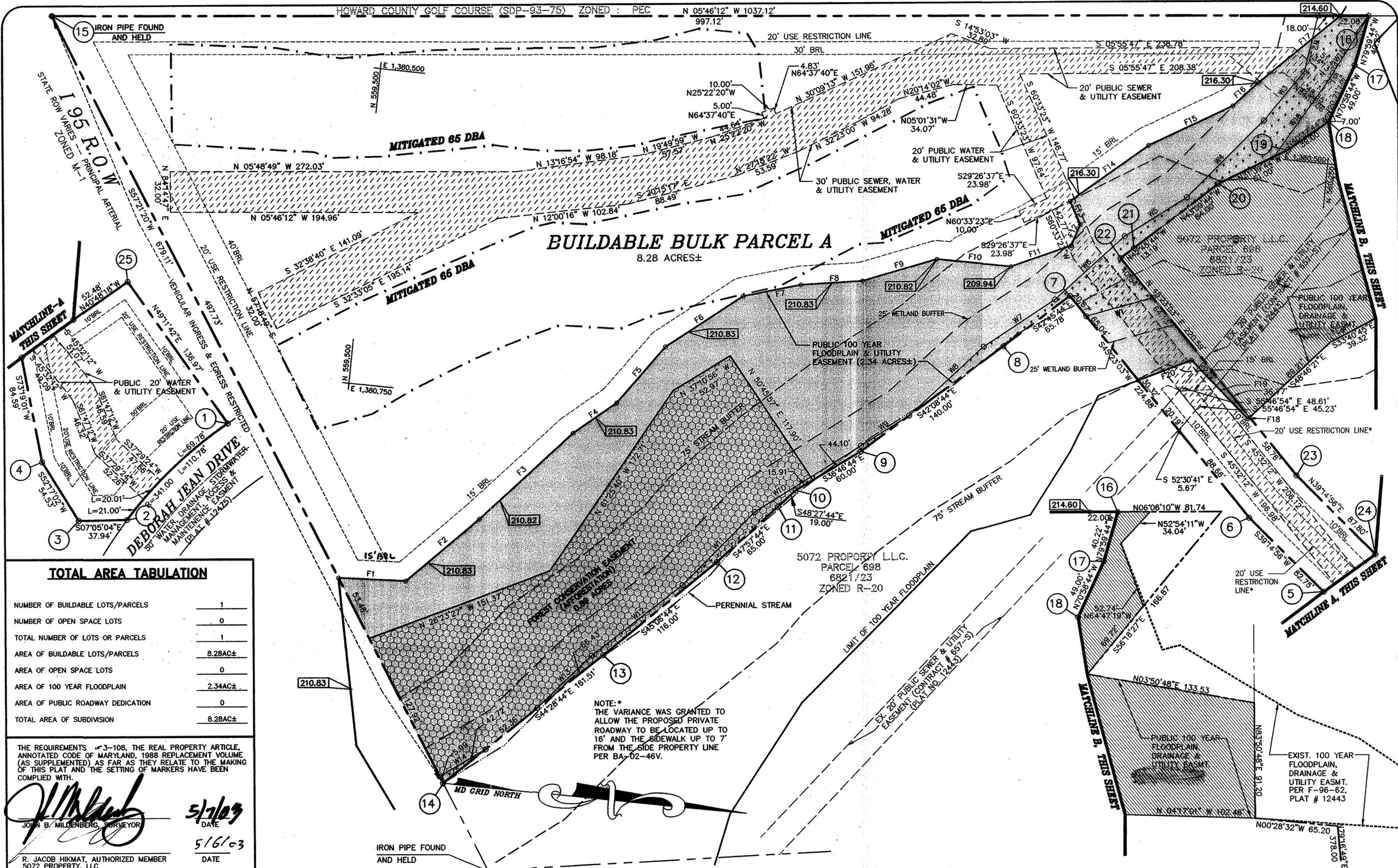
RECORDED AS PLAT 16015 ON 6-25-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FAIRWAY OVERLOOK BUILDABLE BULK PARCEL A

SHEET 1 OF 2
TAX MAP 37 FIRST ELECTION DISTRICT SCALE: AS SHOWN
PARCEL NO. 591 HOWARD COUNTY, MD DATE: MAY 2003
BLOCK 11 EX. ZONING R-20 DPZ FILE NOS. SDP-02-138
WP-03-45, BA-00-55E
BA-02-46V

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.



TOTAL AREA TABULATION

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NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	8.28AC±
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	2.34AC±
AREA OF PUBLIC ROADWAY DEDICATION	0
TOTAL AREA OF SUBDIVISION	8.28AC±

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.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE 5/7/09

R. JACOB HIKMAT, AUTHORIZED MEMBER
 5072 PROPERTY, LLC
 DATE 5/16/03

NOTE: *
 THE VARIANCE WAS GRANTED TO ALLOW THE PROPOSED PRIVATE ROADWAY TO BE LOCATED UP TO 16' AND THE SIDEWALK UP TO 7' FROM THE SIDE PROPERTY LINE PER BA-02-46V.

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

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE 6-20-03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 6/17/03

[Signature]
 DIRECTOR
 DATE 6/17/03

OWNER'S STATEMENT

5072 PROPERTY, LLC, OWNERS 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF MAY 2003

[Signature]
 R. JACOB HIKMAT, AUTHORIZED MEMBER
 5072 PROPERTY, LLC

[Signature]
 WITNESS

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[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE 5/7/09

RECORDED AS PLAT 16016 ON 6-25-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FAIRWAY OVERLOOK BUILDABLE BULK PARCEL A

SHEET 2 OF 2

TAX MAP 37
 PARCEL NO. 591
 BLOCK 11

FIRST ELECTION DISTRICT
 HOWARD COUNTY, MD
 EX. ZONING R-20

SCALE: 1"=50'
 DATE: MAY 2003
 DPZ FILE NOS. SDP-02-138
 WP-03-45, BA-00-55E
 BA-02-46V

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