

CURVE TABLE					
CURVE	LENGTH	TANGENT	BEARING	CHORD	DETLA
C1	308.27'	154.14'	S56°01'34"W	308.27	00°23'59"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.06'	N65°42'37"E

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	21,773 SQ. FT.	1,685 SQ. FT.	20,088 SQ. FT.
3	19,584 SQ. FT.	1,570 SQ. FT.	18,014 SQ. FT.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (23,333 SQ.F.T OR 0.54 AC±)

OWNER AND DEVELOPER
 ELLICOTT CITY LAND HOLDING, INC.
 c/o LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

COORDINATE LIST		
NO.	NORTH	EAST
1	567286.03	1333878.19
2	567117.04	1333619.47
3	567052.77	1333663.67
4	566796.69	1333839.81
5	566989.84	1334077.97
6	567225.04	1333919.32

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

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 10/19/05
 SURVEYOR
Donald Reuwer, Jr. 10/20/05
 PRESIDENT

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.83 ±
AREA OF OPEN SPACE LOTS	0.26 ±
PUBLIC ROAD RIGHT-OF-WAY	0.54 ±
TOTAL AREA	2.63 ±

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

Robert J. Weber 10/20/05
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Coyle 10/20/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Donald Reuwer, Jr. 10/20/05
 DIRECTOR

OWNER'S CERTIFICATE

WE, ELLICOTT CITY LAND HOLDING, INC., 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 18 DAY OF October 2005

Donald Reuwer, Jr.
 DONALD REUWER, JR., PRESIDENT

John B. Mildenberg
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY RASHID M. GILL AND ALFREDA GILL TO ELLICOTT CITY LAND HOLDING, INC., BY DEED DATED APRIL 11, 2003, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 7057 AT FOLIO 36 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
 JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT 17838 ON 11/29/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GILL PROPERTY
 LOTS 1-4
 AND OPEN SPACE LOT 5

SHEET 1 OF 1

TAX MAP 29 5th ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 320 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2005
 BLOCK 20 EX. ZONING R-20 DPZ FILE NOS. N/A

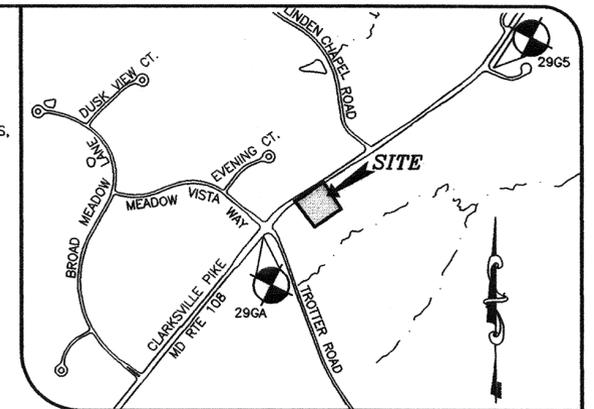
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Ball. (301) 5521 Wash. (410) 997-0236 Fax

F-03-181

LEGEND

- DENOTES LAND DEDICATED TO THE STATE OR MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
- PRIVATE 30' USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT AND SEWER, WATER & UTILITY EASEMENT
- FOREST CONSERVATION (RETENTION), EASEMENT
- PRIVATE 12' INGRESS & EGRESS EASEMENT TO OPEN SPACE LOT 5
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT



VICINITY MAP
 SCALE: 1"=1000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THIS PROJECT IS SUBJECT TO THE 5th EDITION SUBDIVISION REGULATIONS AND TO THE 1993 ZONING REGULATIONS AS AMENDED BY CB 50-2001.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 29GA & 29G5 (ALL UNITS IN FEET).
 STA. No. 29GA N 566,867.462 ELEV. 450.749
 E 1,333,325.606
 STA. No. 29G5 N 568,341.209 ELEV. 388.133
 E 1,335,392.473
- DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER CONTRACT NO. IS 44-3218.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/29/05 WHICH DATE DEVELOPER AGREEMENT #34-4166D WAS FILED AND ACCEPTED.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- ALL EXISTING STRUCTURES ON PARCEL 320 TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO STEEP SLOPES, WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT APRIL 2003.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF STREAM(S) OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENT AREA.
- STORMWATER MANAGEMENT MEASURES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. CONSTRUCTION OF STORMWATER MANAGEMENT MEASURES SHALL COMMENCE UPON SIGNATURE APPROVAL OF SITE DEVELOPMENT PLANS AND ISSUANCE OF THE GRADING PERMIT.
- THE 65 dBA 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 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.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMITS FOR LOT 1 (3 SHADE TREES & 4 EVERGREENS) IN THE AMOUNT OF \$1,500.00, LOT 2 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, AND LOT 4 (6 SHADE TREES & 4 EVERGREENS) IN THE AMOUNT OF \$2,400.00 FOR A TOTAL SURETY AMOUNT OF \$4,500.00.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 0.26 ACRES AND BY PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF 0.64 ACRES (27,878.4 SQ. FT) IN THE AMOUNT OF \$13,939.20. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 0.26 ACRES (11,325.6 SQ.FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$2,265.12.

- 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 LOT 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- BASED ON THE MINIMUM LOT SIZE OF 18,014 SQ.FT, REQUIRED OPEN SPACE IS 11,456 SQFT (10% x 2.63ac). OPEN SPACE PROVIDED IS 11,476 SQFT.
- NOISE WALL CONSTRUCTION SHALL COMMENCE UPON SIGNATURE APPROVAL OF SITE DEVELOPMENT PLAN AND ISSUANCE OF GRADING PERMIT. NOISE WALL SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

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