

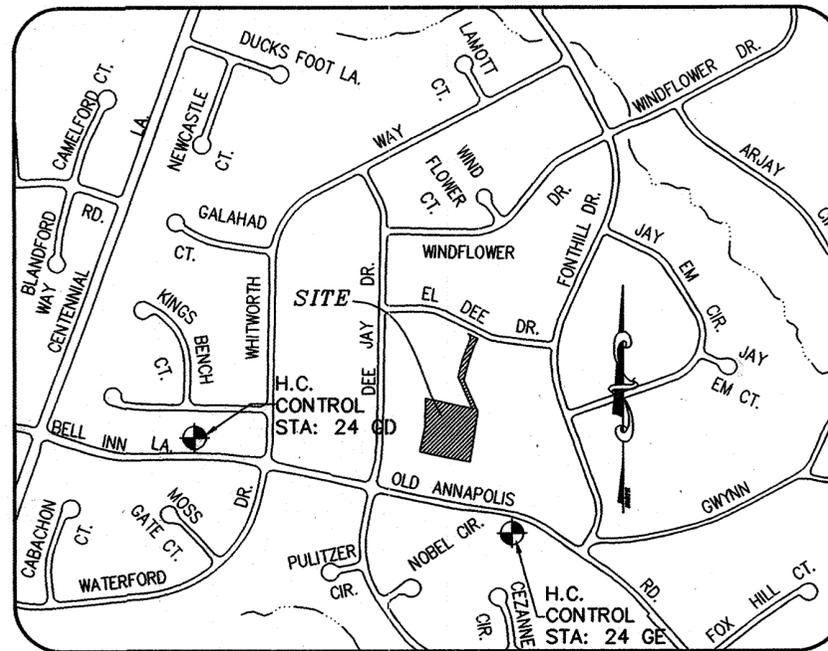
COORDINATE TABLE		
NO.	NORTH	EAST
1	579,613.041	1,352,609.044
2	579,596.897	1,352,640.358
12	579,145.314	1,352,646.907
13	578,967.536	1,352,618.674
14	578,980.079	1,352,541.761
15	579,005.315	1,352,424.474
22	579,395.522	1,352,559.630
23	579,580.397	1,352,620.376
24	579,588.3455	1,352,658.4480
25	579,377.6101	1,352,587.4525
26	579,219.6017	1,352,658.7042
27	579,018.6752	1,352,365.3625
28	579,147.3576	1,352,394.4470
29	579,287.5457	1,352,396.3498
30	579,237.0360	1,352,631.0970

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

- WETLAND & FOREST STAND DELINEATIONS PREPARED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. ON OR ABOUT DEC. 2003.
- APFO STUDY PREPARED BY MARS GROUP AND APPROVED ON JUNE 1, 2004.
- THE EXISTING UNDERDRAIN SYSTEM LOCATED WITHIN THE WESTERN PORTION OF THE 50' PRIVATE UIC ACCESS AND UTILITY EASEMENT AND EXTENDING ONTO OPEN SPACE LOT 4 (AS SHOWN ON THE SUPPLEMENTAL/LANDSCAPE AND FOREST CONSERVATION PLAN FOR THIS SUBDIVISION) WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THIS DEVELOPMENT.
- THE HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D07958374 ON 05/18/2004.

GENERAL NOTES

- TAX MAP: 24, PARCEL: 756, GRID: 20
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED APRIL 2003 BY MILDENBERG, BOENDER & ASSOC. INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24GE, 24GD.
STA. No. 24GE N 578,706.500 ELEV. 446.436 STA. No. 24GD N 579,026.071 ELEV. 464.176
E 1,352,699.713 E 1,351,211.104
- 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 EXISTS ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. CONTRACT NO. 24-4063-D.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 50-2001.
- A SITE DEVELOPMENT PLAN FOR LOTS 5 THRU 7 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS- PER SECTION 16.155(a)(2)(ii).
-  DENOTES PRIVATE INGRESS AND EGRESS EASEMENT FOR LOT 5.
-  DENOTES EXISTING WETLANDS, PLAT NO. 17320-21.
-  DENOTES EXISTING FOREST CONSERVATION EASEMENT. PLAT NO. 17320-21
- 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 AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- LANDSCAPING HAS BEEN PROVIDED UNDER F-05-006 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,700.00.
- NO GRADING OR REMOVAL OF VEGETATION IS PERMITTED IN THE WETLANDS, WETLAND BUFFERS OR FOREST CONSERVATION EASEMENTS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.54 ACRES OF FOREST, 0.48 ACRES OF REFORESTATION, AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.25 ACRES (10,890 SQ. FT.) IN THE AMOUNT OF \$5,445.00. FINANCIAL SURETY FOR THE REQUIRED RETENTION OF 0.54 ACRES (23,922.4 SQ. FT.) IN THE AMOUNT OF \$4,704.48 AND REFORESTATION OF 0.48 ACRES (20,908.8 SQ. FT.) IN THE AMOUNT OF \$10,454.40, FOR A TOTAL OF \$15,158.88 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-05-006.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA THE USE OF ROOFTOP DISCONNECTION, NON-ROOFTOP DISCONNECTION AND GRASS CHANNEL CREDITS PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II



VICINITY MAP
SCALE 1" = 1000"

OWNER
WILLIAMSBURG GROUP LLC.
5484 HARPERS FARM ROAD, SUITE 200
Columbia, MD 21044

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 COMPLETED.

 **J. B. MILDEBERG, SURVEYOR** 12-19-05
DATE
BOB CORBETT 12-19-05
WILLIAMSBURG BUILDERS DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
AREA OF BUILDABLE LOTS	1.82±AC.
AREA OF OPEN SPACE LOTS	0.00±AC.
AREA OF ROAD DEDICATION	0.00±AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.82±AC.

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

 **ROBERT J. WEBER** 1/17/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 **BOB CORBETT** 1/19/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

 **BOB CORBETT** 1/24/06
DIRECTOR DATE

OWNER'S STATEMENT

WILLIAMSBURG BUILDERS, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 19 DAY OF Dec 2005

 **BOB CORBETT**
WILLIAMSBURG BUILDERS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 3 OF HEATHER GLEN PROPERTY PLAT NOS. 17320-21 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.


J. B. MILDEBERG, SURVEYOR
12-19-05
DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF HEATHER GLEN SUBDIVISION (PLAT # 17320-21), INTO HEATHER GLEN PROPERTY LOTS 5, 6 AND 7 AND TO CORRECT THE EASMENT LINE DISTANCES.

RECORDED AS PLAT 17974 ON 1-25-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEATHER GLEN PROPERTY
LOTS 5 THRU 7
A RESUBDIVISION OF LOT 3 OF THE HEATHER GLEN PROPERTY,
PLAT NO. 17320-21 (F-05-006)
SHEET 1 OF 2

TAX MAP 24 2ND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 756 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2005
GRID: 20 EX. ZONING R-20 DPZ FILE NOS.
F-79-84 F-86-06 F-05-006

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

MINIMUM LOT SIZE CHART

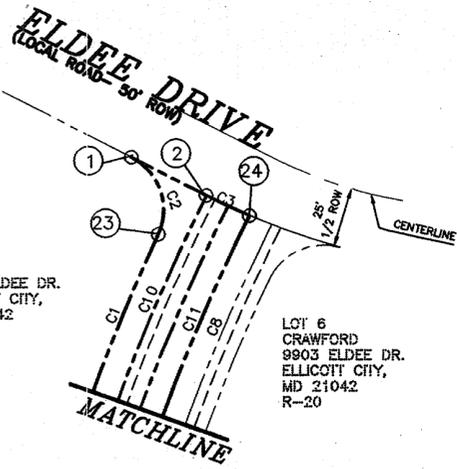
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	27,007 SQ.FT.	4,356 SQ.FT.	22,651 SQ.FT.
6	26,136 SQ.FT.	3,921 SQ.FT.	22,215 SQ.FT.
7	26,136 SQ.FT.	3,485 SQ.FT.	22,651 SQ.FT.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CORD
C1	195.00'	875.00'	03°53'42"	97.91'	S18°11'22"W	194.60'
C2	38.15'	25.00'	87°26'00"	23.90'	N19°08'34"W	34.55'
C3	20.01'	305.00'	03°45'35"	10.01'	N64°42'00"W	20.01'
C8	223.02'	845.00'	15°07'19"	112.16'	S18°37'06"W	222.37'
C10	220.57'	865.45'	14°36'09"	110.89'	N18°51'07"E	219.98'
C11	221.62'	855.00'	14°51'5"	111.43'	S18°43'57"W	221.00'

WETLAND TABLE

LINE	LENGTH	BEARING
L23	17.67	S26°50'43"E
L24	10.40	S58°38'03"E
L25	8.78	S50°37'18"E
L26	19.02	S38°29'16"E
L27	27.15	S30°28'26"W
L28	37.38	S10°51'22"W
L29	29.31	S00°26'34"W
L30	10.34	S35°52'20"W
L31	137.16	S21°31'46"W



OWNER
 WILLIAMSBURG GROUP LLC.
 5484 HARPERS FARM ROAD, SUITE 200
 Columbia, MD 21044

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[Signature] 12-19-05
 DATE
 BOB CORBETT
 WILLIAMSBURG BUILDERS
 12-19-05
 DATE

AREA TABULATION (THIS SHEET)

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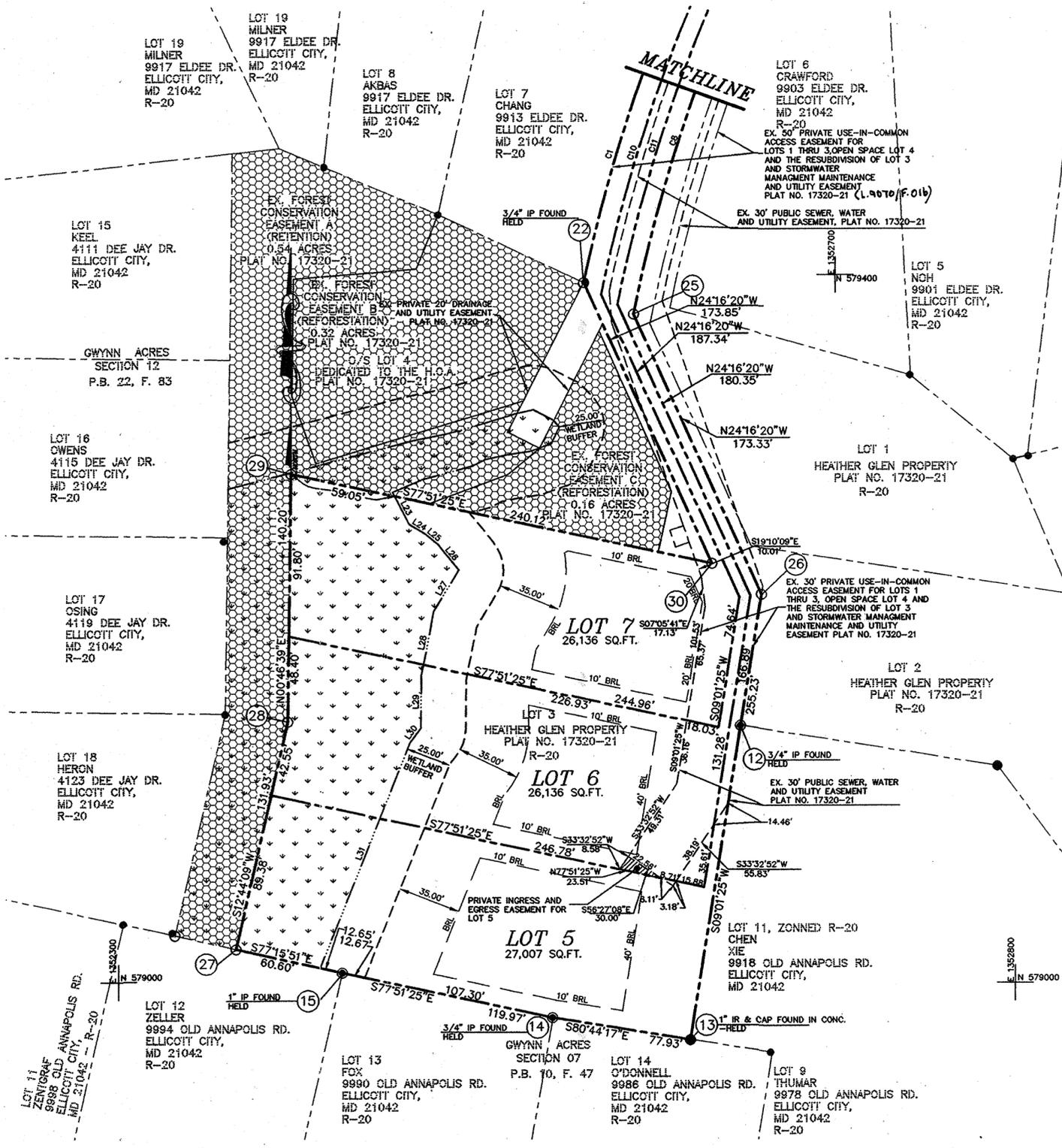
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1/17/06
 for HOWARD COUNTY HEALTH OFFICER 560 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/19/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/24/06
 DIRECTOR DATE



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WITNESS MY HAND THIS 19 DAY OF Dec 2005

[Signature]
 BOB CORBETT
 WILLIAMSBURG BUILDERS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOT 3 OF THE HEATHER GLEN PROPERTY PLAT NOS. 17320-21 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]
 JOHN B. MILDENBERG, P.E. NO. 10118
 DATE 12-20-05

RECORDED AS PLAT 17915 ON 1-25-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEATHER GLEN PROPERTY
 LOTS 5 THRU 7
 A RESUBDIVISION OF LOT 3 OF THE HEATHER GLEN PROPERTY,
 PLAT NO. 17320-21 (F-05-006)

SHEET 2 OF 2

TAX MAP 24	2ND ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 756	HOWARD COUNTY, MARYLAND	DATE: DECEMBER 2005
GRID: 20	EX. ZONING R-20	DPZ FILE NOS. F-79-84 F-86-06 F-05-006

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