

**GENERAL NOTES**

- TAX MAP: 35, PARCEL: 449, LOT 6, BLOCK: 20
- THIS PLAT IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPEMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 2005.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NAVD88 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35GA & 35G2.
  - STA. No. 35GA N 553,249.706 ELEV. 481.378  
E 1,332,627.30
  - STA. No. 35G2 N 554,965.694 ELEV. 476.738  
E 1,332,934.90
- REQUIRED OPEN SPACE = 2.75 AC X 0.06% = 0.17 ACRES (20,000 SF LOTS)  
OPEN SPACE PROVIDED = 0.47 AC ±
- DENOTES IRON PIPE OR REBAR FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
⊙ DENOTES IRON ROD SET W/ CAP  
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO WETLANDS EXIST ON SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN WETLAND CERTIFICATION LETTER DATED MARCH 22, 2005.
- NO FLOODPLAIN OR STEEP SLOPES EXIST ON SITE.
- STORMWATER MANAGEMENT IS PROVIDED THRU STORMWATER MANAGEMENT CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 14% 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.
- OPEN SPACE LOT 11 IS DEDICATED TO HOWARD COUNTY, MARYLAND
- LANDSCAPING FOR LOTS 7, 8, & 10 ARE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AS PART OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES, 8 EVERGREE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,700.00.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER F-97-02.
- WATER AND SEWER SERVICE TO THESE LOTS SHALL BE PROVIDED UNDER CONTRACT NO. 34-4291-0.
- 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- A MAINTENANCE AGREEMENT FOR THE 24' PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 7, 8, 9, & 10 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE/FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE EASEMENT.
- THERE IS AN EXISTING DWELLING AND STRUCTURE ON LOT 9 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A SITE DEVELOPMENT PLAN FOR LOTS 7, 8, & 10 WILL BE REQUIRED PER SECTION 16.155(g)(2)(ii) OF THE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE OCTOBER 5 2005, ON WHICH DATE THE DEVELOPER AGREEMENT #34-42-91D WAS FILED AND ACCEPTED.
- PRIVATE WELL AND SEPTIC TO BE PROPERLY ABANDONED 30 DAYS AFTER DEDICATION OF PUBLIC WATER AND SEWER.

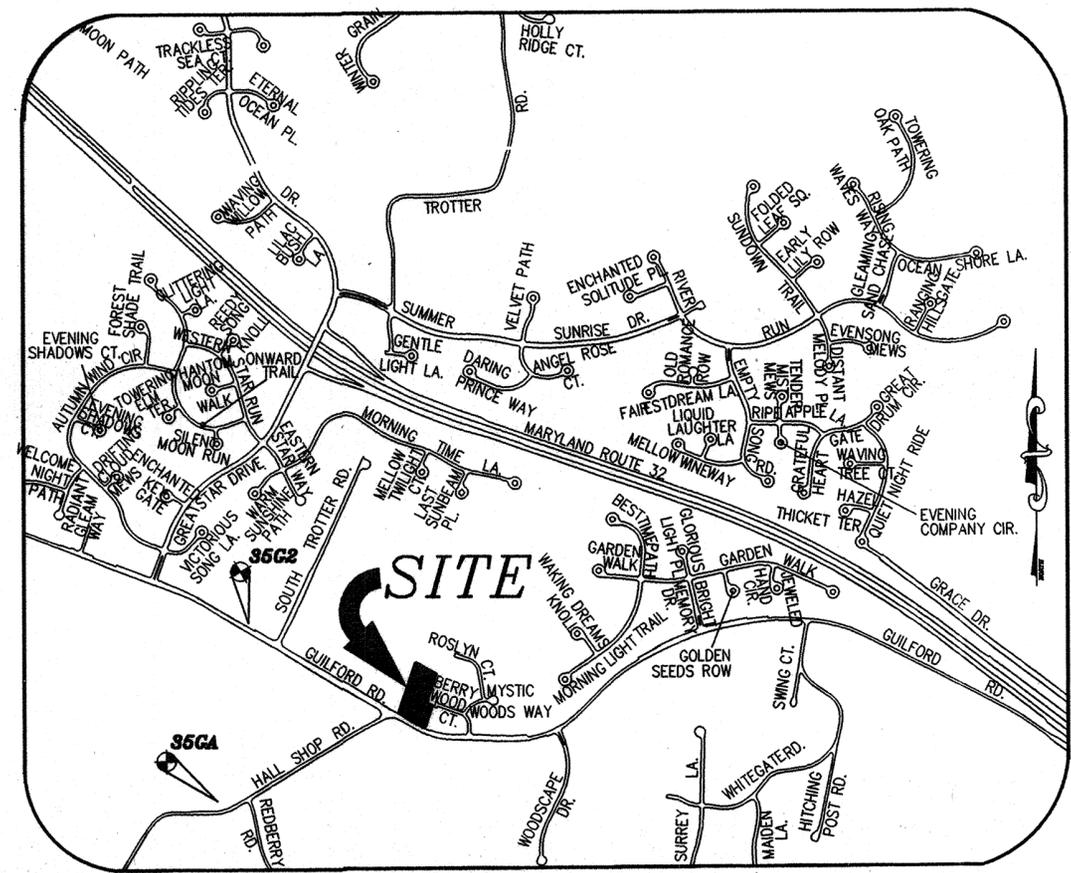
**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	553938.2890	1334674.8681
2	554025.7664	1334527.8688
3	554071.5423	1334438.8262
4	554086.3097	1334419.8566
5	554222.7200	1334466.8560
6	554367.3078	1334523.6715
7	554441.4442	1334555.4748
8	554521.1133	1334596.2031
9	554414.3661	1334779.6949
10	554209.3530	1334709.5199
11	554163.8338	1334709.7926
12	554150.8606	1334747.6304

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

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	24,916 SQ. FT.	884 SQ. FT.	24,032 SQ. FT.
9	23,039 SQ. FT.	811 SQ. FT.	22,228 SQ. FT.
10	23,441 SQ. FT.	3,155 SQ. FT.	20,286 SQ. FT.



**VICINITY MAP**  
SCALE: 1"=1000'

**OWNER AND DEVELOPER**  
WILLIAMSBURG GROUP LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
(410) 997-8800

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.

*[Signature]* 11/3/05  
JOHN B. MILDENBERG, SURVEYOR  
DATE

*[Signature]* 11/3/05  
BOB CORBETT, WILLIAMSBURG GROUP, LLC  
DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
TOTAL NUMBER OF LOTS	5
AREA OF BUILDABLE LOTS	2.28 ± AC.
AREA OF RIGHT-OF-WAY DEDICATION	0.0 ± AC.
AREA OF OPEN SPACE LOTS	0.47 ± AC.
TOTAL AREA	2.75 ± AC.

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

*[Signature]* 11/23/05  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/9/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 12/2/05  
DIRECTOR  
DATE

**OWNER'S CERTIFICATE**

WILLIAMSBURG GROUP 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 3<sup>RD</sup> DAY OF NOVEMBER, 2005

*[Signature]*  
WILLIAMSBURG GROUP LLC

*[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 ROBERT G. TOWERS TO WILLIAMSBURG GROUP LLC BY DEED DATED OCTOBER 27, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8781 AT FOLIO 480 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, L.S. NO. 10718

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "TOWERS PROPERTY, LOT 6" PLAT #12551-12552, INTO "TOWERS PROPERTY, LOTS 7-10 & OPEN SPACE LOT 11", TO ABANDON THE EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT AND TO ABANDON THE 65dBA UNMITIGATED NOISE LINE (AS RECORDED ON PLAT #12552) BASED ON THE RECLASSIFICATION OF GUILFORD RD.

RECORDED AS PLAT 17859 ON 12/5/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TOWERS PROPERTY**  
LOTS 7-10 & OPEN SPACE LOT 11  
A RESUBDIVISION OF "TOWERS PROPERTY, LOT 6"  
PLAT #12551 & 12552

TAX MAP 35 5TH ELECTION DISTRICT SCALE: AS SHOWN  
PARCEL NO. 449 HOWARD COUNTY, MARYLAND DATE: AUGUST 2005  
BLOCK 20 EX. ZONING R-20 DPZ FILE NOS.: F-97-02, F77-112, F87-162, SP96-05

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

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JOHN B. MILDENBERG, SURVEYOR

11/9/05 DATE  
11/3/05 DATE

BOB CORBETT WILLIAMSBURG GROUP LLC

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Robert J. Wala 11/23/05 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/9/05 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/4/05 DATE  
DIRECTOR

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WILLIAMSBURG GROUP LLC

David Casidene  
WITNESS

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STATE OF MARYLAND  
JOHN B. MILDENBERG, SURVEYOR  
11/9/05 DATE

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A RESUBDIVISION OF "TOWERS PROPERTY, LOT 6"  
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SHEET 2 OF 2

TAX MAP 35 5TH ELECTION DISTRICT SCALE: 1"=50'  
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BLOCK 20 EX. ZONING R-20 DPZ FILE NOS.: F-97-02, F77-112, F87-162, SP96-05

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