

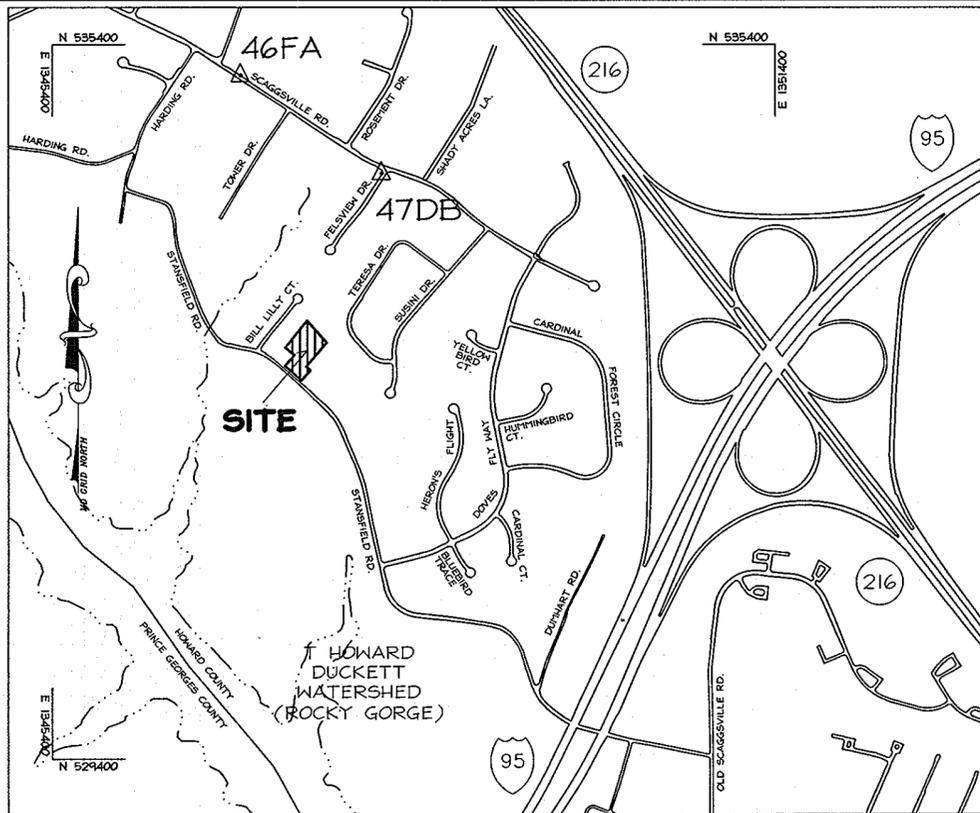
**COORDINATE TABLE**

No	Northing	Easting
3	532854.9456	1347331.8101
8	532578.4500	1347464.8952
12	532700.4903	1347327.3320
13	532792.8093	1347405.3429
14	532854.9456	1347331.8101
15	532896.4097	1347673.6113
16	532694.6173	1347504.3715
17	532664.4801	1347539.2438
18	532578.5884	1347465.0148

**Reservation of Public Utility Easements**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities, located in, on, over and through Lots 4, 5, 6 & 7, any conveyances of the aforesaid Lots 4, 5, 6 & 7 shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said Lots 4, 5, 6 & 7. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County and the release of the developer's surety posted with said agreement, the County shall accept the easements and record the deeds of easement in the Land Records of Howard County.

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 monuments have been complied with.

*D. Wayne Weller* 9/17/12  
 D. Wayne Weller MD No. 10685 Date  
*Robert R. Corbett* 9-17-12  
 Robert R. Corbett, Vice President Date  
 Williamsburg Group, LLC



**LOCATION MAP**  
 1" = 1000'

**NOTE:**  
 Public water and public sewer service has been granted under the terms and provisions, Thereof, effective August 9, 2012, on which date developer agreement #24-4492-D was filed and accepted.

**MINIMUM LOT SIZE TABULATION**

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
4	21,982 S.F.	1,946 S.F.	20,036 S.F.
5	22,439 S.F.	2,407 S.F.	20,032 S.F.
6	21,981 S.F.	1,918 S.F.	20,063 S.F.

**LEGEND**

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING & DIST.
C3	130.63'	2341.30'	03°11'48"	65.33'	S48°00'57"E 130.61'

**AREA TABULATIONS**

- Total number of lots and/or parcels to be recorded: 4
  - Buildable: 4
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: N/A
- Total area of lots to be recorded: 1.9835 Ac.±
  - Buildable: 1.9835 Ac.±
  - Non-Buildable: 0.00 Ac.±
  - Open Space: 0.00 Ac.±
  - Preservation Parcels: N/A
- Total area of roadway to be recorded including widening strips: 0.00 Ac.±
- Total area of subdivision to be recorded: 1.9835 Ac.±

APPROVED: For Public Water and Public Sewerage Systems  
 Howard County Health Department.

*Balaban for Maria Rossman* 11/15/12  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Kate Schuchman* 10/31/12  
 Chief, Development Engineering Division Date  
*Kate Schuchman* 11/29/12  
 Director Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Watkins Choice, LLC, a Maryland Limited Liability Company to Williamsburg Group, LLC, a Maryland Limited Liability Company by deed dated June 28, 2012 and recorded among the Land Records of Howard County, Maryland in Liber 14115 Folio 399; 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.



*D. Wayne Weller* 9/17/12  
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

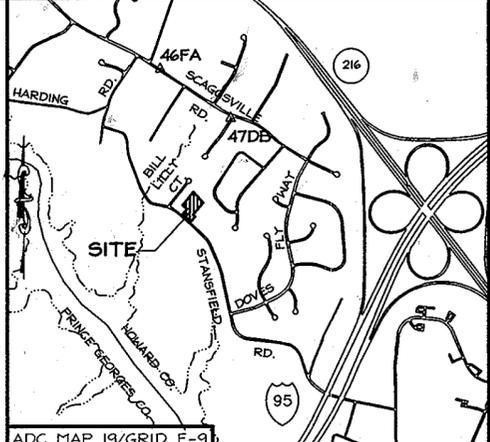
We, Williamsburg Group, LLC, a Maryland Limited Liability Company, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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 easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 17 day of Sept 2012  
*Robert R. Corbett*  
 Williamsburg Group, LLC  
 Robert R. Corbett, Vice President  
 Witness  
*D. Wayne Weller*

**GENERAL NOTES**

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated June 8, 2006.
- The coordinates shown hereon are based on NAD 83, Maryland Coordinate System, as projected from Howard County Geodetic Control Stations No. 46FA & No. 47DB.
- Deed Reference: Parcel 215 L. 10372 / F. 658 - Plat # 22153
- The subject property is zoned R-20 per 2/02/2004 Comprehensive Zoning Plan and the "Comp-Lite" Zoning Amendments effective 7/28/06.
- BRL denotes Building Restriction Line.
- The wetlands investigation for this property was completed by LDE, Inc. dated November, 2006. There are no wetlands on this site. (F08-179)
- All areas shown on this plat are +/-, more or less.
- Water and sewer service to these lots will be granted under the Provisions of Section 18.122.B of the Howard County Code.
- Public water and sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- 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 onto the pipestem lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12' (16 feet serving more than one residence).
  - Surface - 6 inches of compacted crusher run base with tar and chip coating. (1-1/2" min.).
  - Geometry - Maximum 1% grade, max. 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.
  - Maintenance sufficient to ensure all weather use. Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- The Maintenance Agreements for the shared driveways for Lots 1, 2, and Lots 4, 5, 6 & 7 has been recorded with Plat # 22153 among the Land Records of Howard County, Maryland at Liber 14115 Folio 399. The Maintenance Agreement for the shared driveway for Lots 1 & 2 has been recorded with Plat # 22153 among the Land Records of Howard County, Maryland at Liber 14115 Folio 399.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Forest Conservation for Phase I and Phase II of "Watkins' Choice" was addressed via fee-in-lieu under F08-179.
- Landscaping was provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape Manual under F08-179.
- Water Quality Stormwater management will be met in:
  - Privately owned Bioretention Facility (F08-179)
  - Water Quantity Stormwater management will be met in:
    - Privately owned Detention Facility (F08-179)
- Existing Open Space Lot 3(F08-179) was previously dedicated to the Watkins' Choice Community Association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.
- The Articles of Incorporation for the Watkins' Choice Community Association, Inc., Identification No. D12841508 has been accepted and approved by the State Department of Assessment and Taxation on December 18, 2008.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement areas.
- No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain or Forest Conservation Areas exist on site.
- The Maintenance Agreement for the shared driveway for Lots 4, 5, & 6 will be recorded concurrently with the Plats among the Land Records of Howard County, Maryland.
- This project is subject to a Design Manual Waiver to Section 5.2.6.(E)(1) of Volume I, Storm Drainage, Side Slopes. On September 6, 2007, the Chief of the Development Engineering Division approved the request to allow the use of Side Slopes steeper than 3:1 principally on the following:
  - The facility shall be privately owned & maintained and the entire perimeter shall be fenced.
  - The retaining walls shall be constructed of reinforced concrete and be less than 3' high.
  - The facility shall include a core and cut-off trench, a 24" barrel, anti-steep collars and a No-Woody Vegetation Zone.
 This approval is subject to the following conditions:
  - The toe of the retaining wall shall be beyond the phreatic line of the facility.
  - The retaining walls shall be designed for saturated soil conditions.
- This project is subject to Design Manual Waiver to Section 2.2 and 2.4 of Volume III, Roads and Bridges. On August 15, 2008, the Development Engineering Division approved the request to allow use of 18" half section paving in place of the required 20" along the property frontage on Stansfield Road, and to allow use of a Modified Combination Curb & Gutter in place of a Standard 7" Curb & Gutter. The request was approved based principally on the fact that the proposed design will be consistent with the existing road conditions to the East and West of the subject property and will not negatively impact the County's Road and Storm Drain Systems.
- This project is subject to Waiver WP 09-042 from the Howard County Subdivision and Land Development Regulations. On October 29, 2008, the Planning Director approved your request to waive Section 16.120(c)(2) which requires a minimum of 20 feet of frontage for single pipestem and non pipestem lots and preservation parcels which cannot be further divided under current zoning and which requires lots or preservation parcels which share access to have sufficient frontage collectively to meet the driveway easement requirements in the Design Manual.



**VICINITY MAP**  
 Scale 1" = 2000'

ADC MAP 19/GRID E-9

**GENERAL NOTES (CONT')**

- WP 09-042 approval is subject to the following conditions:
- The applicant shall bond for and construct infrastructure and access for the ultimate build-out of the subdivision (Buildable Lots 1,2,4,5,6,7 and Open Space Lot 3) with F08-179.
  - The Use-In-Common driveway proposed for Phases I & II shall be designed to provide sufficient turning radius and width for use by emergency vehicles.
  - This project is subject to WP-09-135 from the Howard County Subdivision and Land Development Regulations. On April 2, 2009, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit payment of fees, posting of financial obligations and the submission of final subdivision plat. WP-09-135 Approval is subject to the following conditions:
    - The developer must complete Developer's Agreements and pay any remaining DPW fees in association with F 08-179 within 180 days of the date of this waiver approval (9/29/2009).
    - The developer must submit final plat originals in association with F 08-179 for signature and recordation within 180 days of the date of this waiver approval (9/29/2009).
  - No cemeteries or historic features exist on this site.
  - This project is subject to WP-11-056 from the Howard County Subdivision and Land Development Regulations. On November 8, 2010, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit Developer's Agreements, submit payment of fees, post financial obligations and submit the final subdivision plat. WP-11-056 Approval is subject to the following conditions:
    - The developer must submit Developer's Agreements and any remaining DPW fees and sureties in association with F 08-179 and F 09-035 within 1 year of October 28, 2010 (on or before October 28, 2011) and shall submit final plat originals in association with F 08-179 and F 09-035 for signature and recordation within 1 year of December 27, 2010 (on or before December 27, 2011).
  - This project is subject to WP 12-070 from the Howard County Subdivision and Land Development Regulations. On November 29, 2011, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit Developer's Agreements, submit payment of fees, post financial obligations and submit the final subdivision plat. WP 12-070 Approval is subject to the following conditions:
    - The developer must submit Developer's Agreements and any remaining DPW fees and sureties in association with F 08-179 and F 09-035 within 1 year of October 28, 2011 (on or before October 28, 2012) and shall submit final plat originals in association with F 08-179 and F 09-035 for signature and recordation within 1 year of December 27, 2011 (on or before December 27, 2012).

The purpose of this plat is to resubdivide Watkins' Choice Phase I Non-Buildable Bulk Parcel "A" into Lots 4, 5, 6, & 7 in conformance with the plan proposal approved under SP 07-010.

RECORDED AS PLAT NUMBER \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**WATKINS' CHOICE**

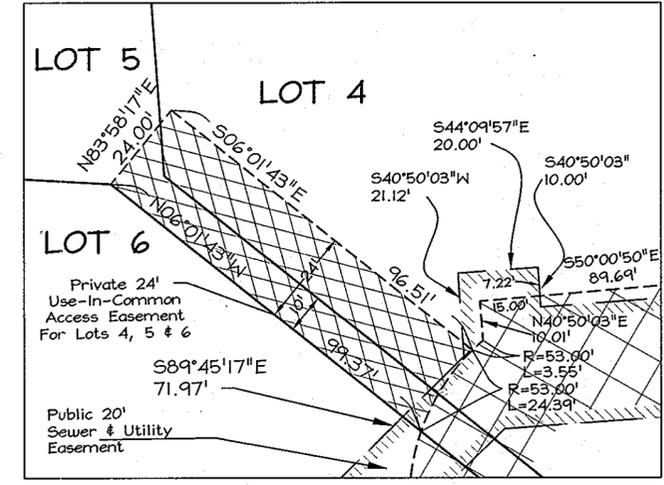
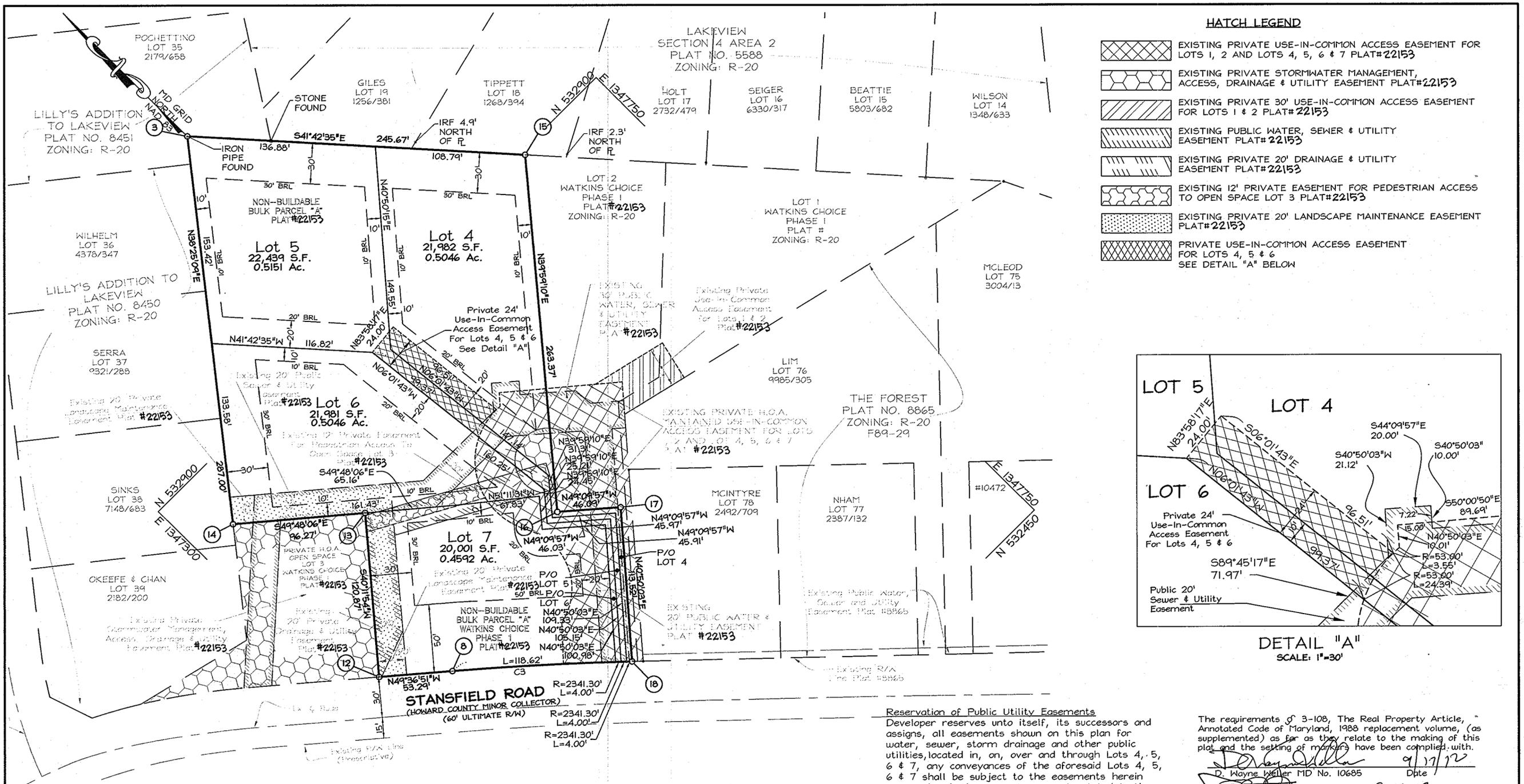
**PHASE 2**  
 LOTS 4, 5, 6 & 7

A RESUBDIVISION OF WATKINS' CHOICE  
 PHASE I - PLAT # 22153  
 NON-BUILDABLE BULK PARCEL "A"

6th Election District - Howard County, Maryland  
 Tax Map No. 46 - Grid No. 18 - Parcel 215  
 Zoned: R-20  
 Scale: As Shown - Date: July, 2012 - Sheet 1 of 2  
 Previous Submittals: SP 07-010, F08-179, WP 09-042,  
 WP 09-135, WP 11-056, WP 12-070  
 LDE Job #02-095.3

**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Runney Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

F-09-035



**Reservation of Public Utility Easements**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities, located in, on, over and through Lots 4, 5, 6 & 7, any conveyances of the aforesaid Lots 4, 5, 6 & 7 shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said Lots 4, 5, 6 & 7. Developer shall execute and deliver deeds for the easements herein reserved to Howard County.  
 Upon completion of the public utilities and their acceptance by Howard County and the release of the developer's surety posted with said agreement, the County shall accept the easements and record the deeds of easement in the Land Records of Howard County.

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.  
 D. Wayne Weller MD No. 10685 9/17/12  
 Robert R. Corbett, Vice President Date  
 Williamsburg Group, LLC

**AREA TABULATIONS**

- Total number of lots and/or parcels to be recorded: 4
  - Buildable: 4
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 1.9835 Ac.±
  - Buildable: 1.9851 Ac.±
  - Non-Buildable: 0.00
  - Open Space: 0.00
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac.±/-
- Total area of subdivision to be recorded: 1.9835 Ac.±

APPROVED: For Public Water and Public Sewerage Systems  
 Howard County Health Department.

*B. DeWitt for Maureen Rossman* 11/15/12  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*[Signature]* 10/31/12  
 Chief, Development Engineering Division Date  
*[Signature]* 11/29/12  
 Director Date

**OWNER/DEVELOPER:**

Williamsburg Group, LLC  
 5485 Harpers Farm Road  
 Suite 200  
 Columbia, MD 21044  
 410 997-8800

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Watkins Choice, LLC, a Maryland Limited Liability Company to Williamsburg Group, LLC, a Maryland Limited Liability Company by deed dated June 28, 2012 and recorded among the Land Records of Howard County, Maryland in Liber 14115 Folio 399; 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.



*[Signature]* 9/17/12  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

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 (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 easement areas 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 waterways 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 easements and rights-of-ways.  
 Witness our hands this 17 day of Sept 2012  
*[Signature]*  
 Williamsburg Group, LLC  
 Robert R. Corbett, Vice President

RECORDED AS PLAT NUMBER \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**WATKINS' CHOICE  
 PHASE 2  
 LOTS 4, 5, 6 & 7**

A RESUBDIVISION OF WATKINS' CHOICE  
 PHASE 1 - PLAT #22153  
 NON-BUILDABLE BULK PARCEL "A"  
 6th Election District - Howard County, Maryland  
 Tax Map No. 46 - Grid No. 18 - Parcel 215  
 Zoned: R-20  
 Scale: 1"=50' - Date: July 2012 - Sheet 2 of 2  
 Previous Submittals: SP 07-010, F08-179, WP 04-042,  
 WP 09-135, WP 11-056, WP 12-070  
 LDE Job #02-035.3

**LDE INC.**

Engineers • Surveyors • Planners  
 Historic Carriage House  
 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784  
 (410)795-6391 • (410)795-6392 • (410)795-9540 FAX • www.Landsurveyormd.com