

**COORDINATE TABLE**

North	East
1 510991.2853	864754.0851
2 510796.7434	864651.9898
3 510810.2220	864626.2348
4 511106.0187	864061.0264
5 511506.3076	864270.3591
6 511510.8201	864290.0660
7 511474.0623	864017.5337
8 511535.4436	864285.5959
9 511642.7445	863928.5160
10 511665.9232	863791.5287
11 512108.2202	863902.2391
12 512156.5568	863923.2609
13 511682.7586	864532.5150
14 511624.4852	864596.5486
15 511524.3079	864539.9224
16 511251.9965	864865.3674
17 511204.8777	864840.5821
18 511373.4067	864655.7791
19 511279.2331	864580.0742
20 511324.4463	864543.9751
21 511163.7455	864461.2030
22 511006.5290	864728.1973
23 510995.8666	864694.4881
24 511126.8550	864442.2980
25 511237.7842	864499.9150
26 511222.5545	864375.8462
27 511513.6595	864340.1125
28 511730.6153	864217.0471
29 511793.4042	864136.3072
30 511813.1390	864151.6544
31 511811.4216	864126.7134
32 511807.9867	864076.8316
33 511758.7953	864085.7876
34 511734.1996	864090.2657
35 511753.9345	864105.6128
36 511691.1456	864186.3527
37 511507.5676	864290.4850
38 511216.4626	864326.2187
39 511082.4833	864419.2512
40 510951.4949	864671.4413
41 510917.7857	864682.1037

**DENSITY CALCULATIONS**

Gross area of Tract - 12.33 acres  
 Area of Slopes ≥ 25% - 0.21 acres  
 Net area of Tract - 12.12 acres  
 Total number of units allowed - 24  
 Total number of units proposed - 23  
 Density per acre - 0.54  
 Area of Open Space required - 63,470.27 sq. ft.  
 Area of Open Space provided - 75,253.32 sq. ft.  
 (Includes SWM Area)  
 Dry Usable Open Space Required = 31,735.14 sq. ft.  
 Dry Usable Open Space Provided = 36,062.46 sq. ft. (See Below)

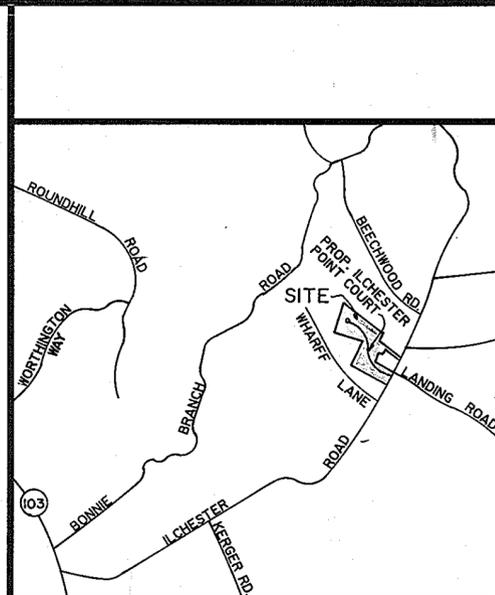
**OPEN SPACE TABULATION**

Lot No.	Gross Open Space	25% Slopes & Stormwater Management	Net Open Space
6	33,683.64 sq. ft.	21,540.64 sq. ft.	12,143.00 sq. ft.
12	20,209.22 sq. ft.	17,650.22 sq. ft.	2,559.00 sq. ft.
26	9,963.11 sq. ft.	none	9,963.11 sq. ft.
27	11,397.35 sq. ft.	none	11,397.35 sq. ft.
Totals	75,253.32 sq. ft.	39,190.86 sq. ft.	36,062.46 sq. ft.

**LOT SIZE TABULATION**

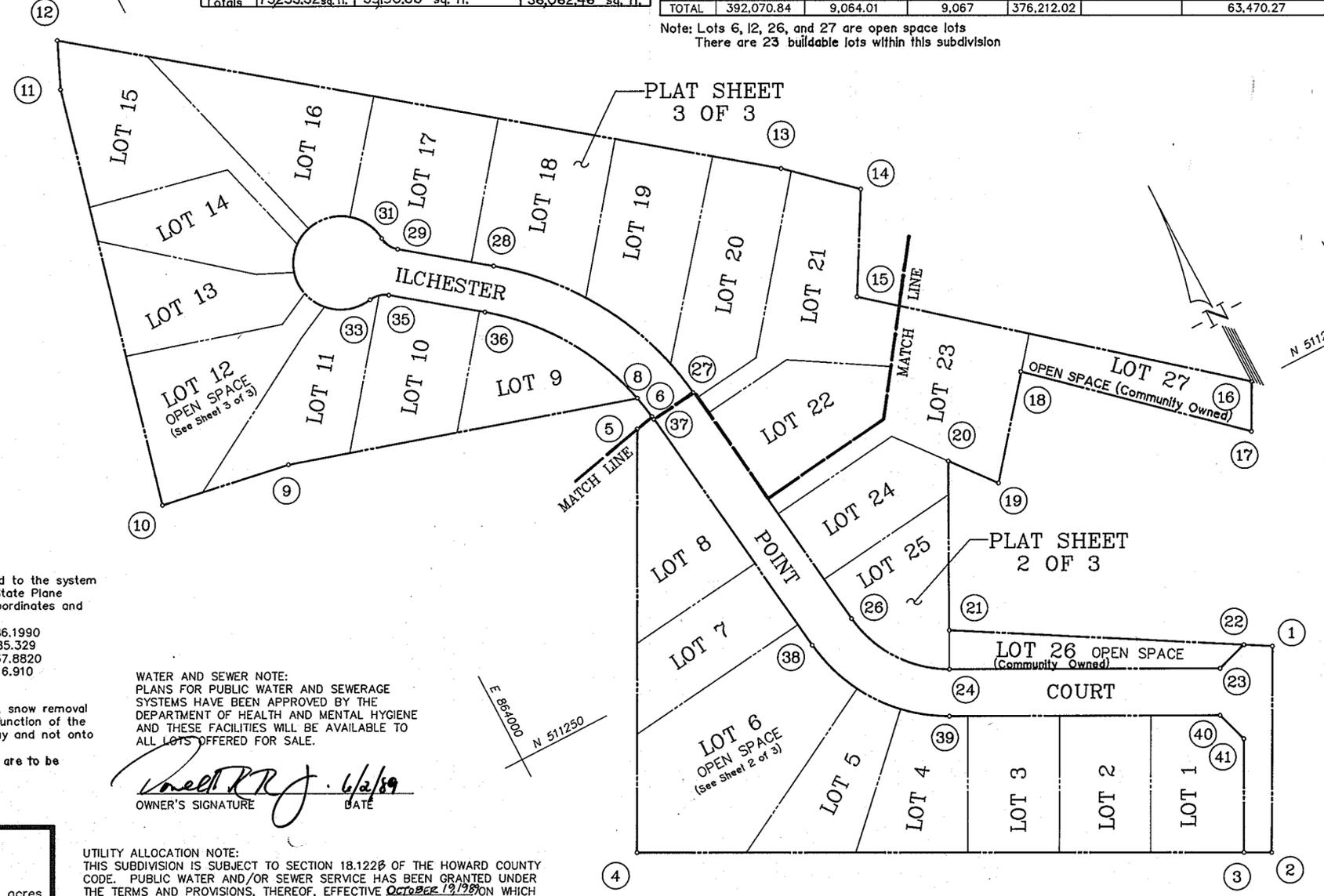
LOT No.	GROSS AREA (sq. ft.)	PIPESTEM AREA (sq. ft.)	SLOPES ≥ 25% (sq. ft.)	NET AREA (sq. ft.)	% OPEN SPACE REQUIRED	AREA OF OPEN SPACE REQUIRED (sq. ft.)
1	14,000.00	0	0	14,000.00	30%	4,200.00
2	14,000.00	0	0	14,000.00	30%	4,200.00
3	14,000.00	0	0	14,000.00	30%	4,200.00
4	14,000.13	0	0	14,000.13	30%	4,200.04
5	14,000.30	0	0	14,000.30	30%	4,200.09
7	14,120.00	0	120	14,000.00	30%	4,200.00
8	16,000.28	0	0	16,000.28	30%	4,800.08
9	14,000.18	0	0	14,000.18	30%	4,200.05
10	16,269.29	0	2,248	14,021.29	30%	4,206.39
11	16,810.33	0	2,793	14,017.33	30%	4,205.20
13	16,000.01	0	1,860	14,140.01	30%	4,242.00
14	14,987.30	0	930	14,057.30	30%	4,217.19
15	22,603.17	2,106.96	496	20,000.21	FEE IN LIEU	-
16	20,706.03	0	620	20,086.03	FEE IN LIEU	-
17	20,003.20	0	0	20,003.20	FEE IN LIEU	-
18	20,000.94	0	0	20,000.94	FEE IN LIEU	-
19	20,001.67	0	0	20,001.67	FEE IN LIEU	-
20	19,999.01	0	0	19,999.01	20%	1,999.90
21	22,007.55	1,753.29	0	20,254.26	FEE IN LIEU	-
22	16,780.73	0	0	16,780.73	20%	3,356.15
23	22,970.05	2,931.58	0	20,038.47	FEE IN LIEU	-
24	14,000.00	0	0	14,000.00	30%	4,200.00
25	14,810.67	0	0	14,810.67	30%	4,443.20
TOTAL	392,070.84	9,064.01	9,067	376,212.02		63,470.27

Note: Lots 6, 12, 26, and 27 are open space lots  
 There are 23 buildable lots within this subdivision



**VICINITY MAP**  
 SCALE: 1" = 2000'

NOTE: OPEN SPACE LOTS SHOWN ON THIS PLAT AS COMMUNITY OWNED ARE TO BE MAINTAINED BY THE ILCHESTER LANDING HOMEOWNERS ASSOCIATION INC. WHO'S ARTICLES OF INCORPORATION WERE RECEIVED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 9/7/89 AND THE ACCOUNT NUMBER IS D-2868636



**NOTES**

- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
 No. 2845007 N 511586.1990 E 865085.329  
 No. 2845008 N 511837.8820 E 865216.910
- o This denotes an iron pipe set.
- BRL denotes Building Restriction Line.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way and not onto the flag or pipe stem driveway.
- Existing structures on Lots 2, 18, 20, & 22 are to be removed.

**WATER AND SEWER NOTE:**  
 PLANS FOR PUBLIC WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Donald R. Reuer* 6/2/89  
 OWNER'S SIGNATURE DATE

**UTILITY ALLOCATION NOTE:**  
 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 OCTOBER 13, 1989 ON WHICH DATE DEVELOPER AGREEMENT 14-1942-D WAS FILED AND ACCEPTED.

**LOT TABULATION FOR THIS SHEET**  
 TOTAL No. of LOTS - 27  
 TOTAL AREA of LOTS - 10.7283 acres  
 TOTAL AREA of ROAD DEDICATION - 1.6019 acres  
 TOTAL AREA of SUBDIVISION - 12.3302 acres

RECORDED AS PLAT NUMBER 9017  
 DATED 11-17-89  
 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE.  
*James M. Borden* 10/25/89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Joseph R. Butler* 11/16/89  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC WATER AND PUBLIC SEWER, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. Borden* 10/25/89  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Watson D. Solomon and Ellen D. Solomon, to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded in the Land Records of Howard County in Liber 1948, Folio 210 and also all of the lands conveyed by Pedro Briones and Beatriz Briones to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded among the Land Records of Howard County in Liber 1948, Folio 216, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

*John B. Mildenberg* 6/2/89  
 Registered Land Surveyor No. 10718 Date

**OWNER'S DEDICATION**  
 We, Ilchester Road Property Partnership, 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 Office 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, 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 of similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 2<sup>nd</sup> day of JUNE 1989.

*Donald R. Reuer* 6/2/89  
 Mr. Donald R. Reuer Managing General Partner Date

**ILCHESTER LANDING LOTS 1-27 INDEX SHEET**  
 Election District No. 1  
 Howard County, Maryland  
 Tax Map 31 Parcel 150  
 Tax Map 31 Parcel 583  
 Scale: 1" = 100' April 1989

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
 (301) 461-0078 D.C. Metro: 621-5768  
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350

Current Zoning: R-20  
 Sketch Plan S-89-25  
 Preliminary Plan P-89-41  
 Final Plan F-89-240

88046.00 L/JG SHEET 1 OF 3

F-89-240

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	125.00'	121.20'	65.84'	116.51'	N34°46'31"W	55°33'16"
CURVE 2	275.00'	3.28'	1.64'	3.28'	S07°20'23"E	00°41'00"
CURVE 3	175.00'	169.68'	92.18'	163.11'	S34°46'31"E	55°33'16"

NOTES

- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
 No. 2845007 N 511586.1990  
 E 865085.329  
 No. 2845008 N 511837.8820  
 E 865216.910
- ° This denotes an iron pipe set.
- BRL denotes Building Restriction Line.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way and not onto the flag or pipe stem driveway.
- Existing structures on Lots 2, 18, 20, & 22 are to be removed.

NOTE: OPEN SPACE LOTS SHOWN ON THIS PLAT AS COMMUNITY OWNED ARE TO BE OWNED AND MAINTAINED BY THE ILCHESTER LANDING HOMEOWNERS ASSOCIATION INC. WHOSE ARTICLES OF INCORPORATION WERE RECEIVED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 9/7/89 AND THE ACCOUNT NUMBER IS D-2868636

OWNER/DEVELOPER

Ilchester Road Property Partnership  
 c/o Land Design and Development  
 8307 Main Street  
 Ellicott City, Maryland 21043  
 (301) 461-4600

ENGINEER

Mildenberg, Mochi & Associates, Inc.  
 3300 North Ridge Road, Suite 235  
 Ellicott City, Maryland 21043  
 (301) 461-0078

PROPOSED RIGHT-OF-WAY DEDICATION 0.1400 ac.

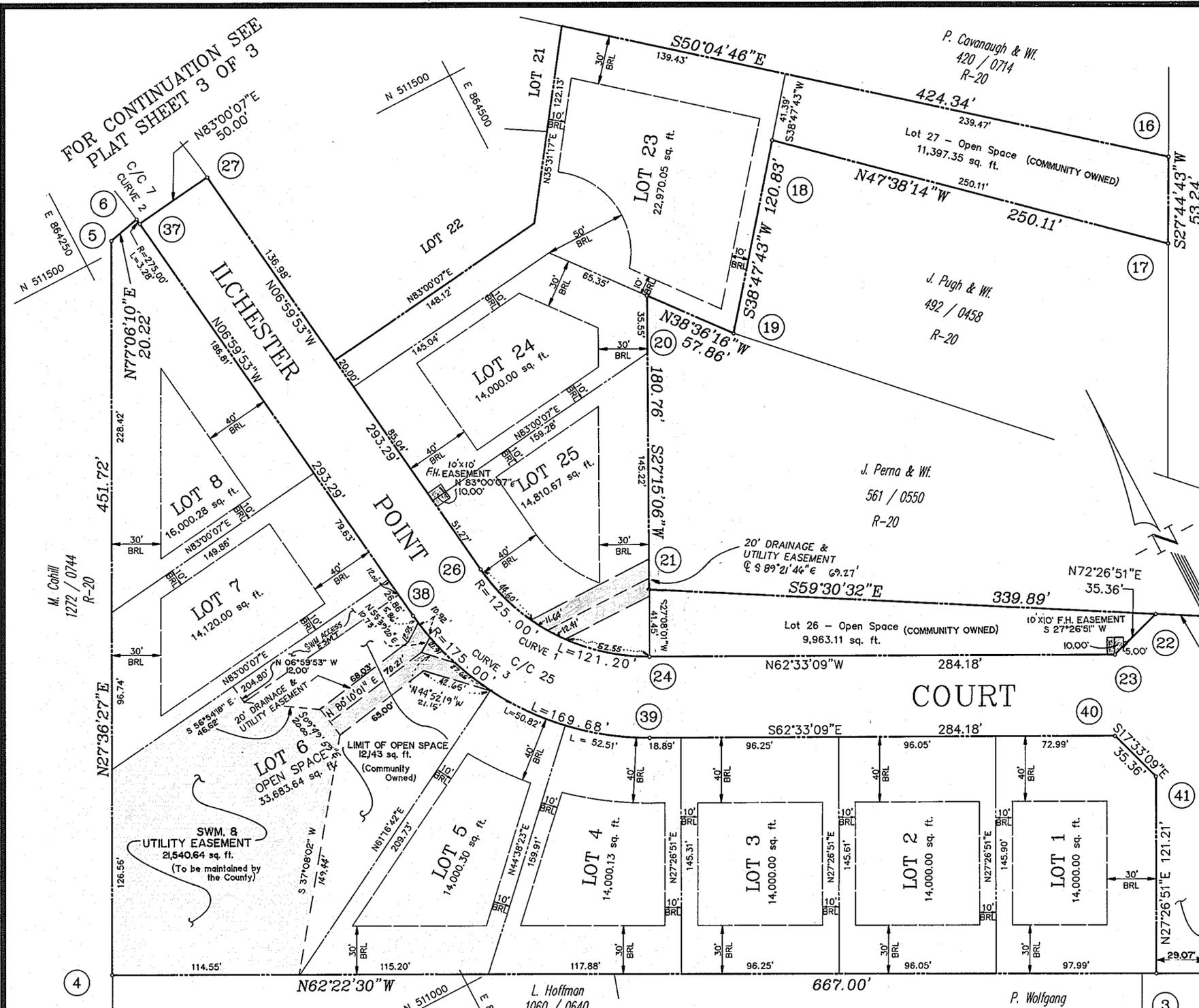
WATER AND SEWER NOTE:  
 PLANS FOR PUBLIC WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

RECORDED AS PLAT NUMBER 9018  
 DATED 11-17-89  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER'S SIGNATURE

DATE

*Donald R. Reuwe* 6/2/89



LOT TABULATION FOR THIS SHEET  
 TOTAL No. of LOTS - 13  
 TOTAL AREA of LOTS - 4.7508 acres  
 TOTAL AREA of ROAD DEDICATION - 1.0223 acres  
 TOTAL AREA of SUBDIVISION - 5.7731 acres

UTILITY ALLOCATION NOTE:  
 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 October 19, 1989 ON WHICH DATE DEVELOPER AGREEMENT 14-1942-D WAS FILED AND ACCEPTED.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE.  
*Joyce M. Boardman* 10/25/89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Joseph R. Smith* 11/16/89  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC WATER AND PUBLIC SEWER, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. ...* 10/25/89  
 DIRECTOR DATE



SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Watson D. Solomon and Ellen D. Solomon, to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded in the Land Records of Howard County in Liber 1948, Folio 210 and also all of the lands conveyed by Pedro Briones and Beatriz Briones to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded among the Land Records of Howard County in Liber 1948, Folio 216, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

*John B. Mildenberg*  
 Registered Land Surveyor No. 10718  
 Date June 5 '89

OWNER'S DEDICATION

We, Ilchester Road Property Partnership, 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 Office 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, 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 of similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 2<sup>nd</sup> day of June 1989.

*Donald R. Reuwe* 6/2/89  
 Mr. Donald R. Reuwe  
 Managing General Partner Date

ILCHESTER LANDING  
 LOTS 1 - 8 and 23 - 27

Election District No. 1  
 Howard County, Maryland  
 Tax Map 31 Parcel 150  
 Tax Map 31 Parcel 583  
 Scale: 1" = 50' April 1989



Current Zoning: R-20  
 Sketch Plan S-89-25  
 Preliminary Plan P-89-41  
 Final Plan F-89-240

88046.00 L/JG SHEET 2 OF 3

F-89-240

UTILITY ALLOCATION NOTE:  
THIS SUBDIVISION IS SUBJECT TO SECTION 18.1226 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE OCTOBER 19, 1989, ON WHICH DATE DEVELOPER AGREEMENT 16-1942-20 WAS FILED AND ACCEPTED.

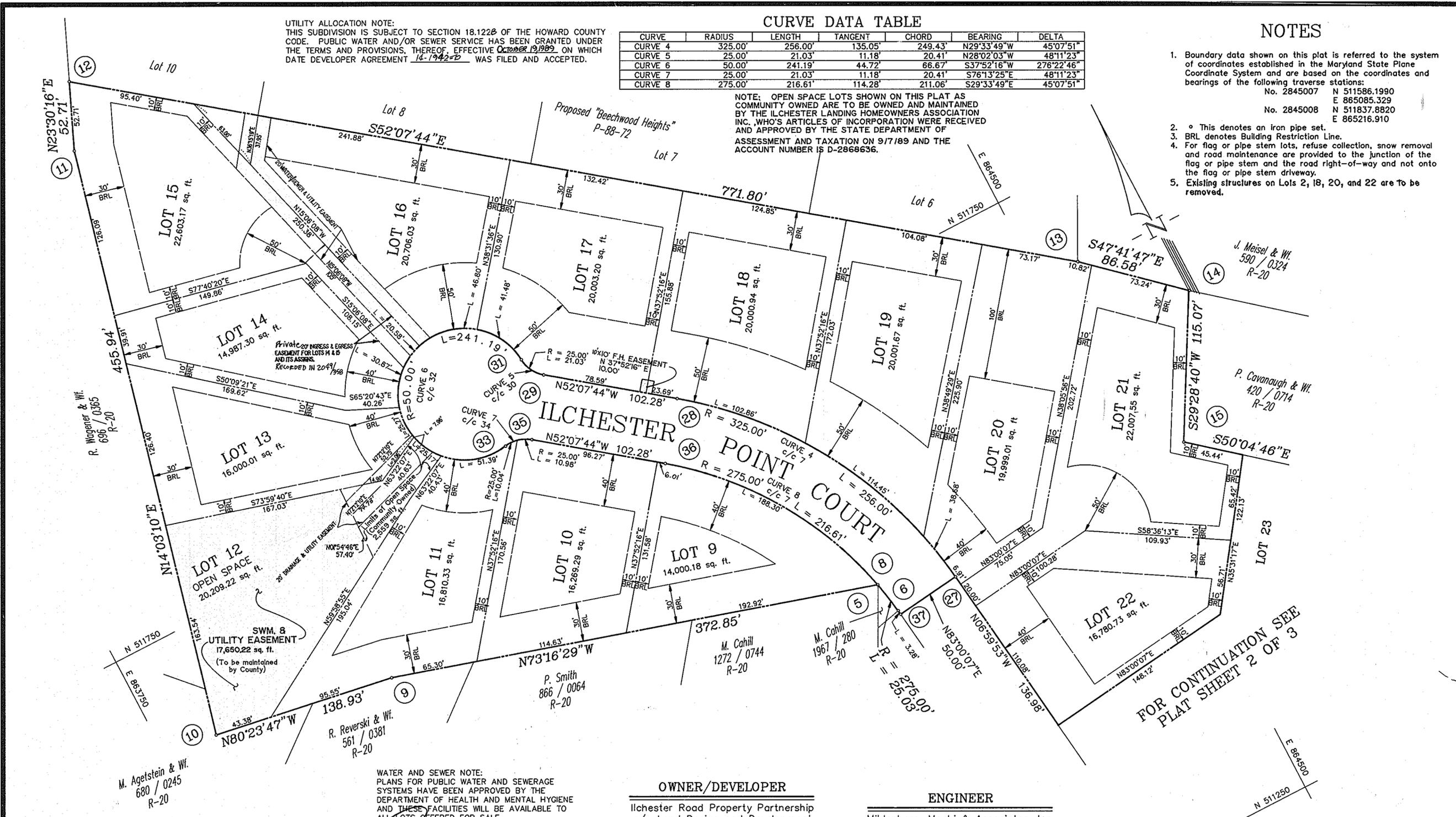
**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 4	325.00'	256.00'	135.05'	249.43'	N29°33'49"W	45°07'51"
CURVE 5	25.00'	21.03'	11.18'	20.41'	N28°02'03"W	48°11'23"
CURVE 6	50.00'	241.19'	44.72'	66.67'	S37°52'16"W	276°22'46"
CURVE 7	25.00'	21.03'	11.18'	20.41'	S76°13'25"E	48°11'23"
CURVE 8	275.00'	216.61'	114.28'	211.06'	S29°33'49"E	45°07'51"

NOTE: OPEN SPACE LOTS SHOWN ON THIS PLAT AS COMMUNITY OWNED ARE TO BE OWNED AND MAINTAINED BY THE ILCHESTER LANDING HOMEOWNERS ASSOCIATION INC. WHO'S ARTICLES OF INCORPORATION WERE RECEIVED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 9/7/89 AND THE ACCOUNT NUMBER IS D-2866636.

**NOTES**

- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
No. 2845007 N 511586.1990 E 865085.329  
No. 2845008 N 511837.8820 E 865216.910
- ° This denotes an iron pipe set.
- BRL denotes Building Restriction Line.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way and not onto the flag or pipe stem driveway.
- Existing structures on Lots 2, 18, 20, and 22 are to be removed.



WATER AND SEWER NOTE:  
PLANS FOR PUBLIC WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

**OWNER/DEVELOPER**

Ilchester Road Property Partnership  
c/o Land Design and Development  
8307 Main Street  
Ellicott City, Maryland 21043  
(301) 461-4600

**ENGINEER**

Mildenberg, Mochi & Associates, Inc.  
3300 North Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(301) 461-0078

LOT TABULATION FOR THIS SHEET  
TOTAL No. of LOTS - 14  
TOTAL AREA of LOTS - 5.9775 acres  
TOTAL AREA of ROAD DEDICATION - 0.5796 acres  
TOTAL AREA of SUBDIVISION - 6.5571 acres

*Donald R. Reuser* 6/2/89  
OWNER'S SIGNATURE DATE

RECORDED AS PLAT NUMBER 9019  
DATED 11-17-89  
AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, HOWARD COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE.  
*James M. Boardman* 10/25/89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*James R. Smith* 11/16/89  
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC WATER AND PUBLIC SEWER, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. [Signature]* 10/25/89  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Watson D. Solomon and Ellen D. Solomon, to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded in the Land Records of Howard County in Liber 1948, Folio 210 and also all of the lands conveyed by Pedro Briones and Beatriz Briones to Ilchester Road Property Partnership by deed dated January 17, 1989 and recorded among the Land Records of Howard County in Liber 1948, Folio 216, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



*John F. Mildenberg*  
John F. Mildenberg  
Registered Land Surveyor No. 10718

June 5 '89  
Date

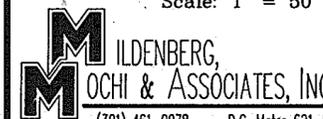
**OWNER'S DEDICATION**

We, Ilchester Road Property Partnership, 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 Office 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, 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 of similar structure of any kind shall be erected on or over the said easements and right-of-ways. Witness my hands this 2<sup>nd</sup> day of JUNE 1989.

*Donald R. Reuser* 6/2/89  
Mr. Donald R. Reuser  
Managing General Partner  
Date

**ILCHESTER LANDING  
LOTS 9 - 22**

Election District No. 1  
Howard County, Maryland  
Tax Map 31 Parcel 150  
Tax Map 31 Parcel 583  
Scale: 1" = 50' April 1989



MILDENBERG,  
MOCHI & ASSOCIATES, INC.  
(301) 461-0078 D.C. Metro 621-5768  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350

Current Zoning: R-20  
Sketch Plan S-89-25  
Preliminary Plan P-89-41  
Final Plan F-89-246

88046.00 L/JG

SHEET 3 OF 3

F-89-240