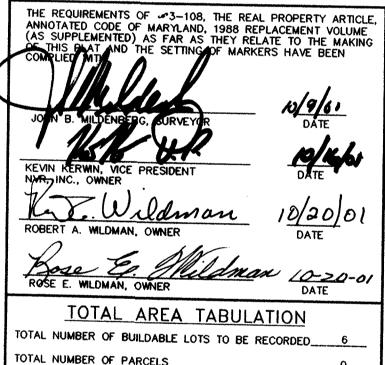
|   |                    |                             | 7                  |                           |   |               |       |
|---|--------------------|-----------------------------|--------------------|---------------------------|---|---------------|-------|
|   | COORDINATE LIST    |                             |                    | MINIMUM LO                | T SIZE                                  | CH            | ART   |
| NO.   | NORTH              | EAST                        | LOT NO.            | MINIMUM LOT AREA          | PIPESTEI                                |               | TOTAL |
| 3   | 569,147.117        | 1,367,577.063               | 4                  | 14,000 SQ. FT.            | 981 SQ.                                 |               |       |
| 4   | 569,277.657        | 1,367,680.977               | 5                  | 14,000 SQ. FT.            | 2,942 SQ.                               |               | 14,9  |
| 5   | 569,303.606        | 1,367,643.245               | 6                  | 14,021 SQ. FT.            | 1,624 SQ.                               |               | 16,9  |
| 6   | 569,339.452        | 1,367,653.701               | 7                  | 15,097 SQ. FT.            | 1,063 SQ.                               |               | 15,6  |
| 7   | 569,371.639        | 1,367,606.900               |                    |                           | 1,000 3Q.                               | <i>r</i> 1. 1 | 16,1  |
| 8   | 569,221.573        | 1,367,522.444               | $oxed{FLOODPLAIN}$ |                           |   |               |       |
| 9   | 569,197.923        | 1,367,513.691               | LINE               | BEARING & DISTAN          | CE                                      |               |       |
| 12  | 569,217.786        | 1,367,479.003               | F1                 | R=312.00'; L=25.1         |   |               |       |
| 13  | 569,408.374        | 1,367,586.264               |                    |                           |   |               |       |
| 14  | 569,606.868        | 1,367,767.806               | <del> </del>       | T=12.58'; $\Delta$ =04'36 |   |               |       |
| 15  | 569,409.693        | 1,368,020.582               | 1                  | CH=S61'34'03"E 2          |   |               |       |
| 16  | 569,375.182        | 1,368,005.726               | F2                 | N17*41'54"E 19.5          | <u>o'</u>                               |               |       |
| 17  | 569,387.595        | 1,367,967.827               | F3                 | N35*11'33"E 23.7          | 5'                                      |               |       |
| 18  | 569,021.210        | 1,367,725.708               | F4                 | N43°25'40"E 47.8          | 2'                                      |               |       |
| NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS |                    |                             | F5                 | N28'30'15"E 9.50          |   |               |       |
|   |                    |                             | F6                 | N09°21'39"E 23.9          |   |               |       |
| DIVIDE BY 3.28083333.   |                    |                             | F7                 | N40'11'17"E 20.4          |   |               |       |
| WETLAND BUFFER  |                    |                             | F8                 | N24°08'00"E 54.6          |   |               |       |
|   |                    |                             | F9                 | N24'37'17"E 25.4          |   |               |       |
|   |                    | G & DISTANCE                | F10                | N39*32'57"E 37.7          |   |               |       |
|   | /1 N42*14          | '05"E 21.73'                | F11                | N47*45'56"E 44.0          |   |               |       |
|   | <sup>2</sup> N3318 | 3'06"E 44.33'               | F12                | N43'13'43"E 94.2          |   |               |       |
| W   | 1110 00            | 39"E 41.23'                 | F13                | N44*48'53"E 49.2          | *************************************** |               |       |
| W   | 1,0000             | ) <mark>'31"E</mark> 69.73' | F14                | N41°31′18″E 29.5          |   |               |       |
| W   | 1410 00            | '06"E 69.02'                | F15                | N86*27'41"E 12.8          |   |               |       |
| W   | 14120/             | '12"E 82.73'                |                    | 12.0                      | <del></del>                             |               |       |
|   |                    |                             |                    |                           |   |               |       |

N04'04'18"W 38.88' OWNER (LOT 1)

NVR. INC. 11460 CRONRIDGE DRIVE, SUITE 128 OWINGS MILLS, MARYLAND 21117

## OWNER (LOTS 2 & 3)

ROBERT A. WILDMAN & ROSE E. WILDMAN C/O MILDENBERG, BOENDER & ASSOCIATES, INC. 5072 DORSEY HALL DRIVE, SUITE 202 ELLICOTT CITY, MARYLAND 21042

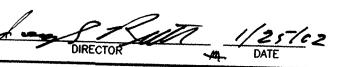


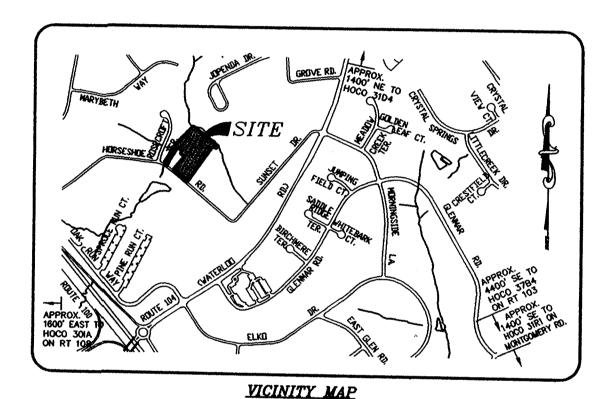
TOTAL NUMBER OF PARCELS\_ TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED\_\_\_1\_ TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED\_ TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 2.106 AC± TOTAL AREA OF PARCELS\_ TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 1.013 AC± TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED 3.119 AC± TOTAL AREA OF ROADWAY TO BE RECORDED. TOTAL AREA TO BE RECORDED\_\_\_ 3.119 AC±

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

1-14-62

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING





CURVE DATA

9-12 312.00' 40.00' 07'20'44" 20.03' 39.97' N60"12'10"W

DELTA TANGENT CHORD CHORD BEARING

CURVE RADIUS LENGTH

TOTAL LOT AREA 14,981 SQ. FT.

16,942 SQ. FT.

15,645 SQ. FT.

SQ. FT. 16,160 SQ. FT.

26. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION, (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH LOTS 1 & 3 THRU 8, ANY CONVEYANCE OF AFORESAID PARCEL 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 DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

 $GENERAL\_NOTES$ 

- 1. TAX MAP: 31 , PARCEL: 297 , BLOCK: 13 , LOT: 2.
- 2. SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2000 BY MILDENBERG, BOENDER & ASSOC, INC.
- 4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 31D4, 37B4, & 30IA.

N 565,303.465 ELEV. 401.678 STA. No. 37B4 N 563,928.548 ELEV. 402.111 E 1.372.517.678 E 1,373,109.059 N 571,700.681 ELEV. 495.181 STA. No. 30IA N 567,750.955 ELEV. 499.821 E 1,369,606.396 E 1,364,842.701

- 5. DENOTES AN IRON PIN OR IRON PIPE FOUND.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
- 6. 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.
- 7. ALL AREAS ARE MORE OR LESS.
- 8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT
- 9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- 10. NO STEEP SLOPES EXIST ON-SITE.
- 11. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- 12. THE FOREST CONSERVATION REQUIREMENTS HAVE BEEN SATISFIED UNDER F-00-158, BOCK PROPERTY, LOTS 1 THRU 3, VIA REFORESTATION OF 0.46 ACRES ON OPEN SPACE LOT 3.
- 13. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-00-158, BOCK PROPERTY, LOTS 1 THRU 3. (0.977 ACRES (30%) OF OPEN SPACE REQUIRED & 1.013 ACRES OF OPEN SPACE PROVIDED)
- DENOTES EX. WETLANDS.
  - DENOTES EX. PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT.
- DENOTES A USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 4 THRU 7.
- AREA OF SUBDIVISION = 3.119 Ac. ±
- AREA OF THE SMALLEST LOT = 14,000 SQ. FT.
- 19. 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).
  - 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.
- 20. 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 4, KNOWN AS 8436 HORSESHOE ROAD, ELLICOTT CITY, MARYLAND 21043, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING
- 22. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 23. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH F-00-158, BOCK PROPERTY, LOTS 1 THRU 3, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 24. ADEQUATE ROAD FACILITIES TEST EVALUATION PREPARED BY THE TRAFFIC GROUP, INC. ON JULY 27,
- 25. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4 THRU 7 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.

NOTE :THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 1 & 3 BY ABANDONING AN ACCESS EASEMENT ON LOT 1 AND ADDING A 20' PUBLIC WATER, SEWER, & UTILITY EASEMENT TO LOT 3, RESUBDIVIDE LOT 2 TO CREATE NEW LOTS 4 THRU 8, AND ADD A SHARED ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4 THRU 8.

OWNER'S STATEMENT

WE, ROBERT A. WILDMAN & ROSE E. WILDMAN (OWNERS OF LOTS 2 & 3) AND NVR, INC. (OWNER OF LOT 1), 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 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 OR FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO AQUIRE 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

WITNESS MY HAND THIS ZOTH DAY OF OCTOBER, ZOOI.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER

SERVICE HAS BEEN GRANTED UNDER THE TERMS AND

PROVISIONS. THEREOF EFFECTIVE 10/03/01
ON WHICH DATE DEVELOPER AGREEMENT 24-354-D

WAS FILED AND ACCEPTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF "BOCK PROPERTY, LOTS 1 THRU 3" AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 14603, AND BEING THAT LAND CONVEYED BY ROBERT A. WILDMAN AND ROSE E. WILDMAN TO ROBERT A. WILDMAN AND ROSE E. WILDMAN BY DEED DATED NOVEMBER 20, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5264 AT FOLIO 0397 AND BEING THAT LAND CONVEYED BY ROBERT A. WILDMAN AND ROSE E. WILDMAN TO NVR, INC. BY DEED DATED JANUARY 31, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5495 AT FOLIO 0629 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 ROUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SPECIAL REGULATIONS.

ON 1-29-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. RECORDED AS PLAT 15180

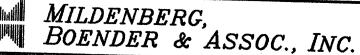
BOCK PROPERTY, LOTS 1 & 3 THRU 8 A RESUBDIVISION OF

LOT 2 & REVISION OF LOTS 1 & 3<sub>SHEET 1 OF 2</sub>

TAX MAP 31 PARCEL 297 BLOCK 13

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

DATE: SEPT 2001 DPZ FILE NOS. F-00-158



5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

Engineers Planners Surveyors

FAI FT

