

COORDINATE LIST

Table with 3 columns: NO., NORTH, EAST. Lists coordinate points for various lots.

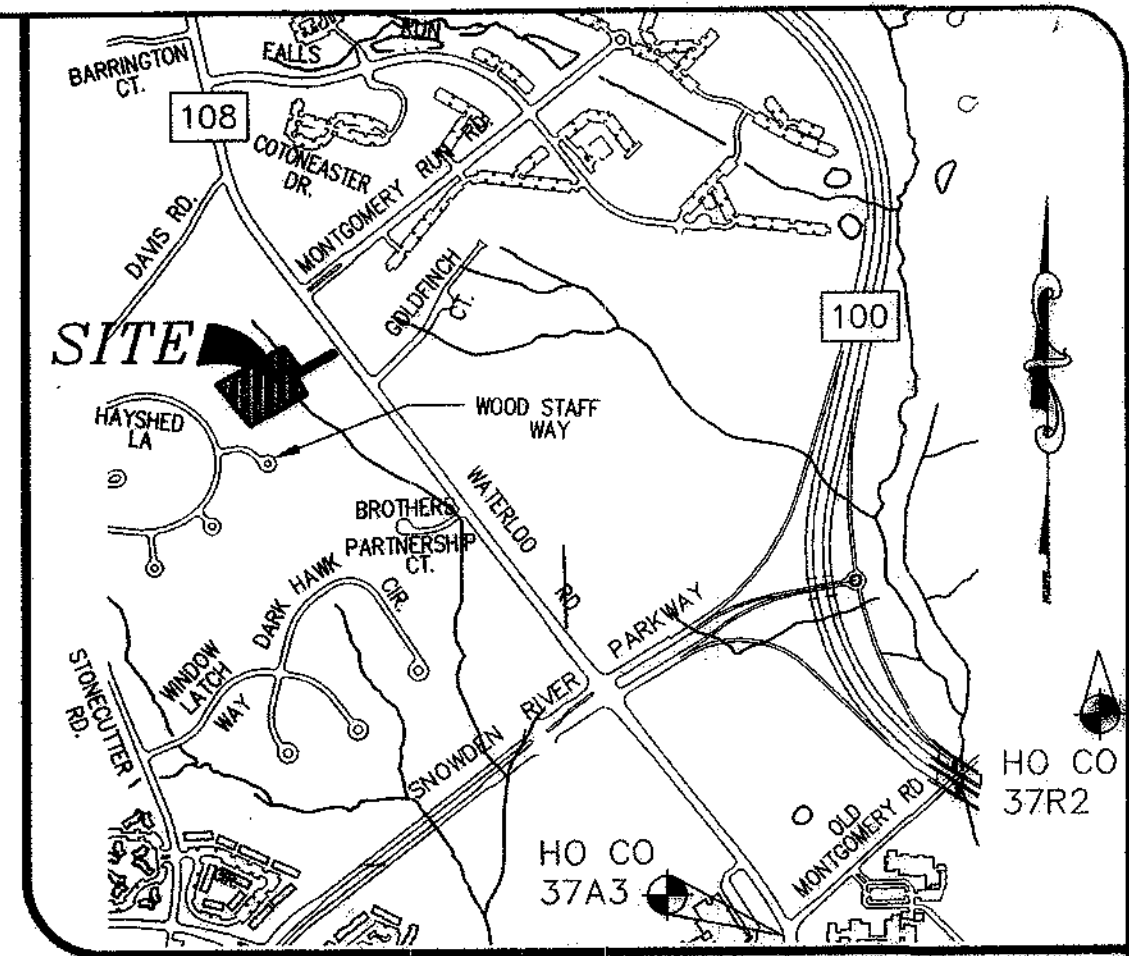
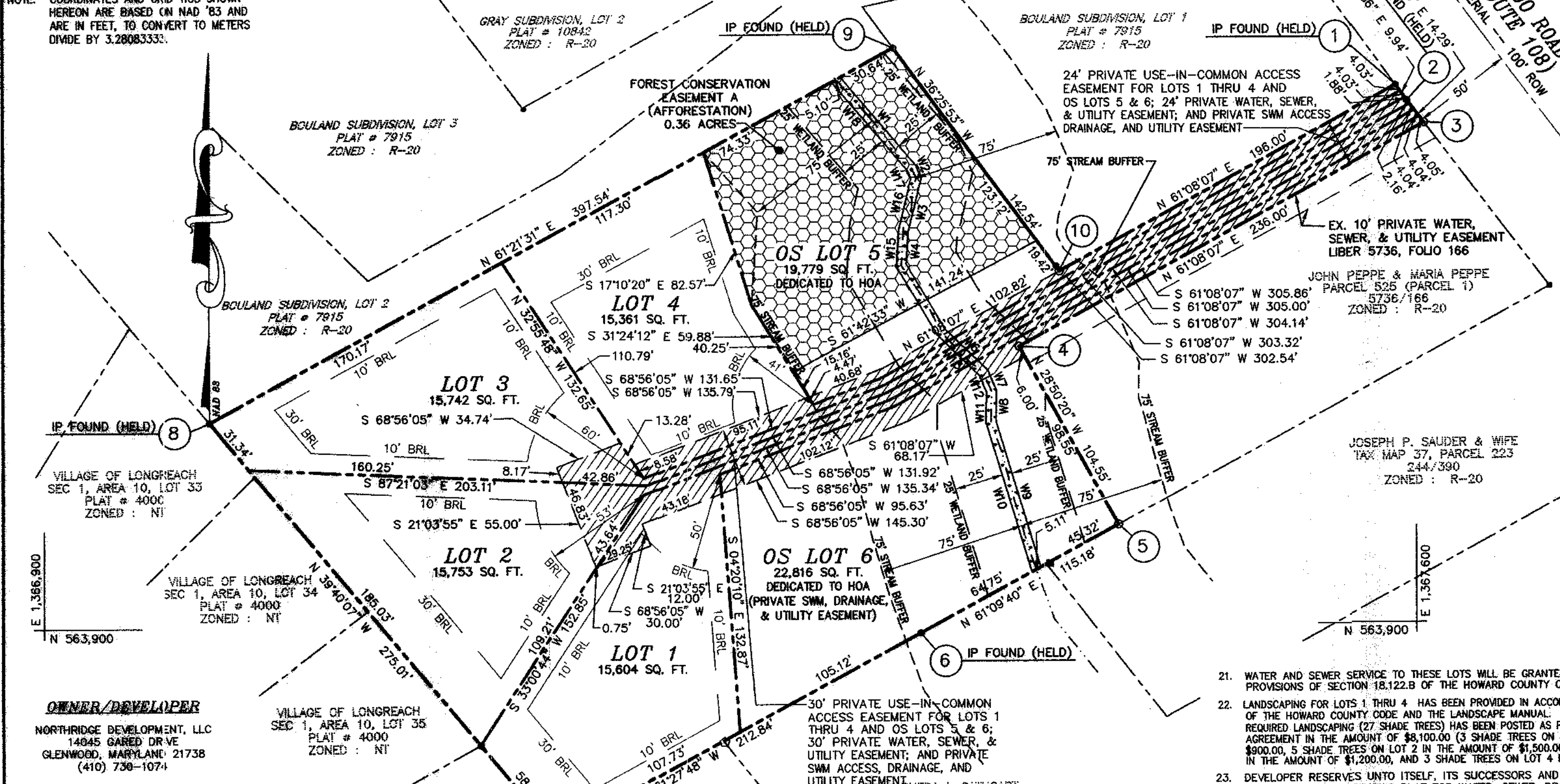
MINIMUM LOT SIZE CHART

Table with 4 columns: LOT NO., GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE. Lists specifications for lots 1-4.

WETLANDS

Table with 6 columns: LINE, LENGTH, BEARING. Lists wetland boundary lines W1 through W9.

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



GENERAL NOTES

- 1. TAX MAP 37 PARCEL 525 (PARCEL 2), BLOCK 1.
2. SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37R2 & 37A3.
5. DENOTES AN IRON PIN OR IRON PIPE FOUND.
6. DENOTES AN ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
7. DENOTES A BUILDING RESTRICTION LINE.
8. ALL AREAS ARE MORE OR LESS.
9. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
11. NO STEEP SLOPES OR FLOODPLAIN EXIST ON-SITE.
12. WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2001.
13. THE FOREST CONSERVATION OBLIGATION WILL BE MET BY THE PLACEMENT OF EASEMENTS AND AFFORESTATION IN A FOREST CONSERVATION EASEMENT AS PER THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.
14. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FINANCIAL SURETY FOR THE 0.36 ACRES (15,681.6 SQ. FT.) OF AFFORESTATION HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$7,840.80.
15. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
16. DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT AND PRIVATE WATER, SEWER, & UTILITY EASEMENT.
17. DENOTES WETLANDS.
18. DENOTES A FOREST CONSERVATION EASEMENT (AFFORESTATION).
19. THERE ARE NO EXISTING DWELLINGS ON-SITE.
20. AREA OF SUBDIVISION = 2.41 AC ±
21. AREA OF THE SMALLEST LOT = 15,361 SQ. FT. (14,000 SQ. FT. MINIMUM LOT)
22. OPEN SPACE PROVIDED (CREDITED) = 0.72 ACRES.
23. OPEN SPACE PROVIDED (TOTAL) = 0.98 ACRES.
24. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (12.5 LOADS).
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.
25. 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.
26. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE BEST MANAGEMENT PRACTICES. THE STORMWATER MANAGEMENT FACILITY LOCATED ON OPEN SPACE LOT 6 (AS SHOWN ON THE LANDSCAPE, FOREST CONSERVATION, & SWM PLAN ON FILE WITH THIS PLAT) WILL BE REQUIRED IN ACCORDANCE WITH THE CURRENT MDE AND HOWARD COUNTY DESIGN MANUALS.

TOTAL AREA TABULATION table with columns for lot types and areas. Includes rows for buildable lots, open space, and floodplain.

OWNER/DEVELOPER: NORTHBRIDGE DEVELOPMENT, LLC. 14945 GARED DRIVE, GLENWOOD, MARYLAND 21738. (410) 736-1074.

ARTICLES OF INCORPORATION FOR WATERLOO HOMEOWNERS ASSOCIATION, INC. APPROVED ON 7-17-02 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. 06091929.

- 21. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
22. LANDSCAPING FOR LOTS 1 THRU 4 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (27 SHADE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,100.00 (3 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$900.00, 5 SHADE TREES ON LOT 2 IN THE AMOUNT OF \$1,500.00, 4 SHADE TREES ON LOT 3 IN THE AMOUNT OF \$1,200.00, AND 3 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$900.00).
23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION EASEMENT'), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 6. ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO 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.
24. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 THRU 6 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND, SIMULTANEOUSLY WITH THIS PLAT.
25. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS EXCEPT AS DETERMINED TO BE ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
26. APPLICATION WAS APPROVED ON FEBRUARY 28, 2002, BY THE MDE NON-TIDAL WETLANDS & WATERWAYS DIVISION FOR THE DRIVEWAY CROSSING OF THE WETLANDS, STREAM AND THEIR BUFFERS FOR THE INSTALLATION OF A 30" C&P UNDER TRACKING # 01-NI-0492/200260546.
27. NO GRAVITY SEWER SERVICE PROVIDED FOR LOTS 1 THRU 4. SEWER SERVICE PROVIDED BY PRIVATE ON-SITE PUMP.
28. OPEN SPACE LOTS 5 AND 6 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT. Pennie K. Moore, 11-17-02, HOWARD COUNTY HEALTH OFFICER.

OWNER'S STATEMENT: NORTHBRIDGE DEVELOPMENT, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, 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 23rd DAY OF August 2002.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GERALD JOSEPH GRAY AND MARY HOLDEN GRAY TO NORTHBRIDGE DEVELOPMENT, LLC BY DEED DATED JULY 25, 2001 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER NO. 5633 AT FOLIO 0661 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.

WATERLOO ROAD PROPERTY, LOTS 1 THRU 4 AND OPEN SPACE LOTS 5 & 6. SHEET 1 OF 1. TAX MAP 37 PARCEL 721 BLOCK 1. SCALE: 1"=50'. DATE: JULY 2002. DPZ FILE NOS. N/A. MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors. 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042. (410) 997-0296 Balt. (301) 621-5524 Wash. (410) 997-0298 Paz.

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