

COORDINATE LIST

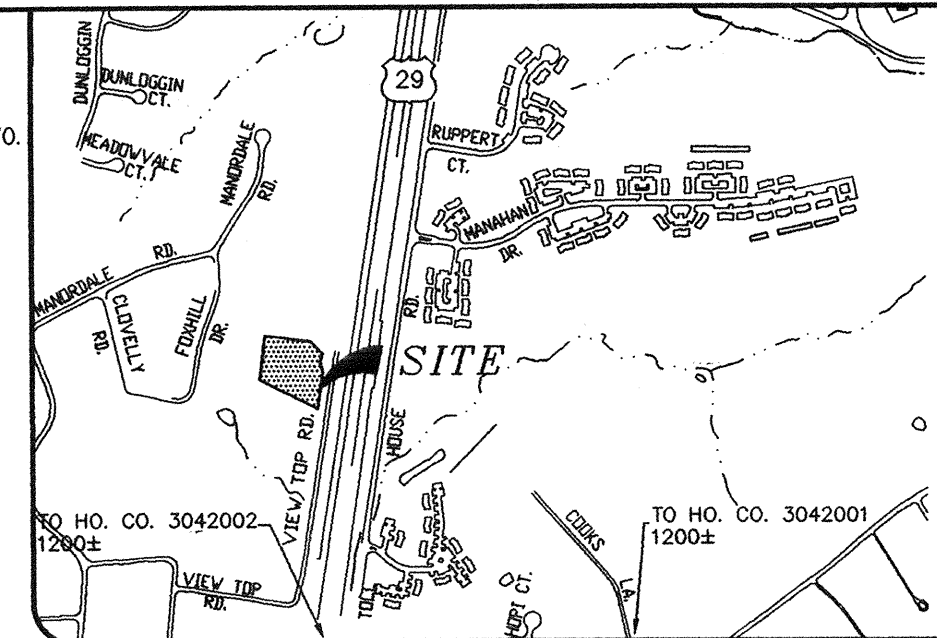
NO.	NORTH	EAST
1	520,967.098	850,845.502
2	520,918.823	850,835.474
3	520,866.344	850,847.521
4	520,677.334	850,818.011
5	520,833.060	850,519.183
6	521,059.550	850,552.323
7	521,022.846	850,789.604

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '27 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
6	26,896 SQ. FT.	5,163 SQ. FT.	21,733 SQ. FT.

22. NOISE ANALYSIS AND NOISE BARRIER DESIGN ALONG ROUTE 29 HAS BEEN PERFORMED BY MARYLAND STATE HIGHWAY ON JUNE, 2001.
23. NOISE MITIGATION HAS BEEN PROVIDED BY THE STATE HIGHWAY ADMINISTRATION CONTRACT NO. H06625170.
24. SWM HAS BEEN PROVIDED UNDER F-02-69.
25. ALL OF THE FOREST CONSERVATION OBLIGATIONS REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM HAVE BEEN MET BY CREATION OF OFF-SITE EASEMENTS TOTALING 0.23 ACRES, ON THE PROPERTY DESCRIBED AS ROMITI PROPERTY UNDER F-02-69.
26. APFO ROAD STUDY HAS BEEN PROVIDED BY MARS TRAFFIC GROUP AND APPROVED ON DECEMBER 2001.
27. LOTS 5, 6 AND 7 HAVE DRY WELLS LOCATED ON THEM TO OBTAIN STORMWATER MANAGEMENT VOLUME CREDITS USING ROOFTOP RUNOFF DISCONNECTIONS. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN THE LOSS OF THOSE CREDITS AND THE BEST MANAGEMENT PRACTICES FACILITY'S VOLUME INCREASED APPROPRIATELY.



GENERAL NOTES

VICINITY MAP
SCALE 1"=100'

1. TAX MAP: 24, PARCEL: 257, LOT: 1, BLOCK: 18.
2. SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2001 BY MILDENBERG, BOENDER & ASSOC, INC.
4. COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS DETERMINED FROM PLAT NUMBER 5873 AND EXISTING POINTS FOUND.
 - STA. No. 3042001 N 518,702.491 ELEV. 416.367
 - E 851,557.341
 - STA. No. 3042002 N 517,396.624 ELEV. 397.253
 - E 850,236.230
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ 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. STEEP SLOPES 25% OR GRATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DOES NOT EXIST ON SITE.
11. NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY WILDMAN ENVIRONMENTAL SERVICES.
12. NO FORESTS EXIST ON-SITE AS CERTIFIED BY WILDMAN ENVIRONMENTAL SERVICES.
13. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
14. [Hatched Box] DENOTES EXISTING RIGHT-OF-WAY.
15. [Diagonal Lines Box] DENOTES PUBLIC SIGHT DISTANCE EASEMENT.
16. AREA OF SUBDIVISION = 1.513 AC. ±
OPEN SPACE REQUIRED : 6% OR 0.091 AC.
MINIMUM LOT SIZE PROPOSED = 18,000 SQ. FT.
OPEN SPACE PROVIDED : 0 AC.
17. 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 RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BENE 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 (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.
18. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
19. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
20. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (3 SHADE TREES FOR LOT 6, 3 SHADE TREES FOR LOT 7) WILL BE POSTED AS PART OF THE GRADING PERMIT FOR LOTS 6 AND 7 IN THE AMOUNT OF \$900.00 PER LOT FOR A TOTAL OF \$1,800.00. NOTE THAT TWO OF THE REQUIRED TREES ON LOT 7 WERE PROPOSED UNDER F-02-69.
21. OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$3,000.00 FOR THE TWO ADDITIONAL LOTS PROPOSED UNDER THIS SUBDIVISION.

EDWARD J. GIORGIO
Tax Map 24 Parcel 858
899,1287

OWNER AND DEVELOPER

RONALD B. WILDMAN
4747 BONNIE BRANCH ROAD
ELLICOTT CITY, MD. 21043

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.

JOHN B. MILDENBERG, SURVEYOR
RONALD B. WILDMAN, OWNER

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.513 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
AREA	1.513 AC ±

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

Robert J. Walden
for HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

Director

28. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
29. THE SETBACKS WILL BE MODIFIED TO BE IN ACCORDANCE WITH THE AMENDED 5TH EDITION AT THE SITE DEVELOPMENT PLAN STAGE.
30. BASED ON ITS INITIAL PLAN SUBMISSION DATE OF AUGUST 31, 2001, THIS SUBDIVISION IS GRANDFATHERED TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

OWNER'S STATEMENT

I, RONALD B. WILDMAN, OWNER 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 2nd DAY OF November, 2005.

Ronald B. Wildman
Witness

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY LARRY G. KESSLER AND DONNA M. STROBINO KESSLER TO RONALD B. WILDMAN BY DEED DATED SEPTEMBER 6, 2001 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 5682 AT FOLIO 340 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 ZONING REGULATIONS.

John B. Mildenberg, Surveyor

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 MOSNER PROPERTY INTO LOTS 5 THRU 7 MOSNER PROPERTY.

RECORDED AS PLAT 17828 ON 11/29/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MOSNER PROPERTY
LOTS 5, 6 & 7
A RESUBDIVISION OF LOT 3
MOSNER PROPERTY

SHEET 1 OF 1

TAX MAP 24 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 257 HOWARD COUNTY, MARYLAND DATE: SEP. 2005
BLOCK: 18 EX. ZONING R-20 DPZ FILE NOS. F-02-26, F-02-69

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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