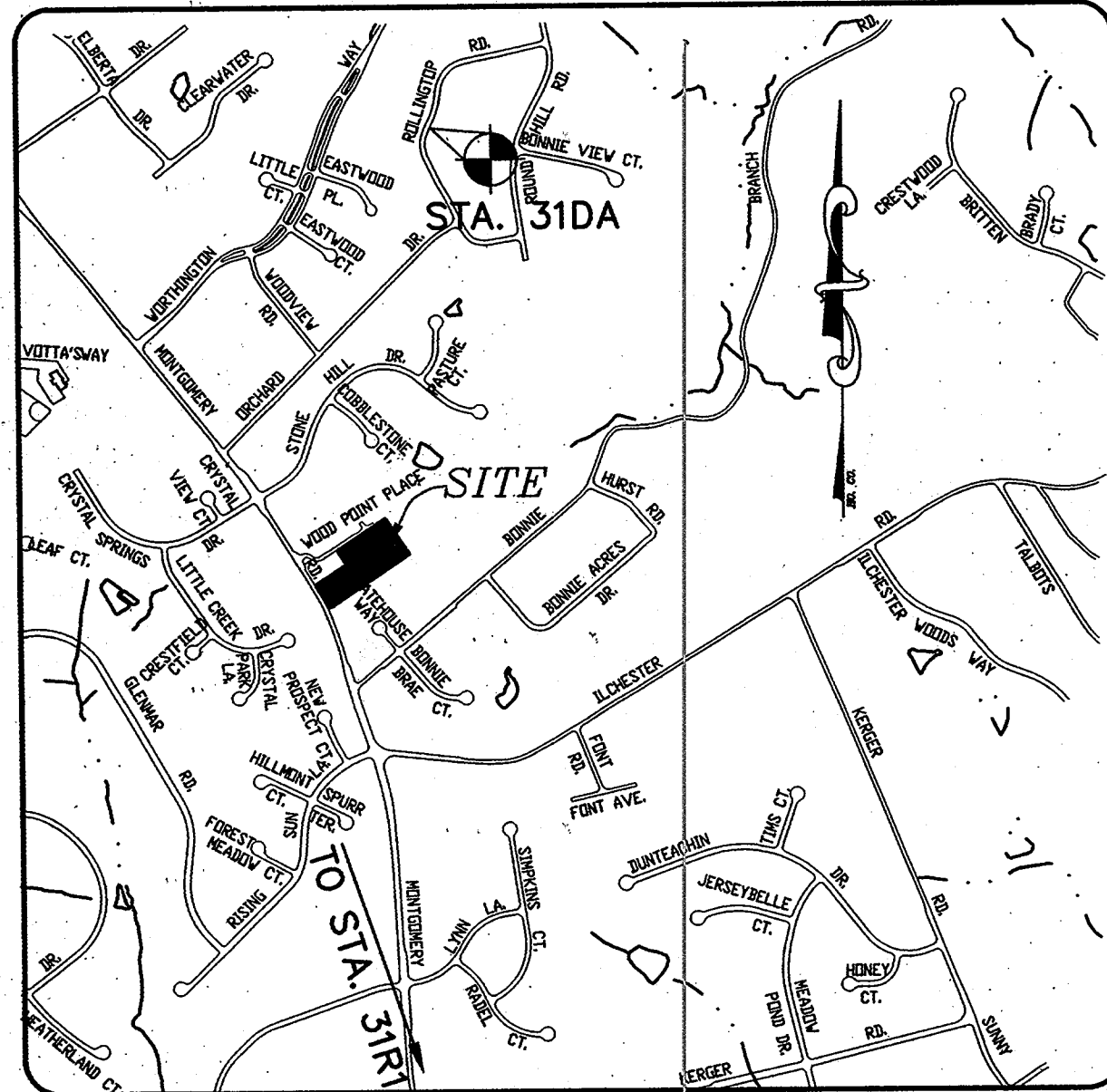


COORDINATE TABLE

POINT	NORTHING	EASTING
101	569740.24	1371859.63
102	569539.63	1371991.56
103	569235.47	1371536.21
104	569358.35	1371460.90
105	569477.08	1371641.46
106	569562.48	1371589.32

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES:

- TAX MAP 31 PARCEL 507
- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
 STA 31R1 N 565305.465 E 1372517.678 EL.=401.678
 STA 31D1 N 571982.645 E 1372144.970 EL.=482.359
- DENOTES AN IRON PIN OR IRON PIPE FOUND
 ○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- LOT 4 HAS AN EXISTING HOUSE TO BE REMOVED.
- NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL JANUARY 2003.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 2.52 ACRES ±
 AREA OF THE SMALLEST LOT = 20,000 SQUARE FEET
 OPEN SPACE REQUIRED= 2.52 X 6%=0.15 Ac.
 OPEN SPACE PROVIDED= 0.00 Ac.
- OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$4,500.00
- 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 (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EDGE OF THE RIGHT OF WAY.
- 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP, NON-ROOFTOP DISCONNECTION CREDIT.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. CREDIT IS GIVEN FOR ONE SPECIMEN TREE LOCATED ON LOT 3. PROTECTIVE FENCING SHALL SURROUND THE SPECIMEN TREE DURING GRADING. POSTING OF THE SURETY FOR THE REQUIRED PERIMETER PLANTINGS SHALL BE DEFERRED UNTIL APPROVAL OF THE SITE DEVELOPMENT PLAN.
- 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.
- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON OR ABOUT APRIL 2003. IT WAS APPROVED ON JUNE 6, 2003
- A SITE DEVELOPMENT IS REQUIRED FOR LOTS 1 THRU 4.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 WHICH IS TO BE REMOVED.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT* ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$ 15,900.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT.
 * 0.03 ACRES OF AFORESTATION AND 0.70 ACRES OF REFORESTATION.

OWNER

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 Milley 12/16/03
 JOHN B. MILDENBERG, SURVEYOR
 DATE

Ronald B. Wildman 12/16/03
 RONALD B. WILDMAN
 DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
TOTAL NUMBER OF LOTS	4
AREA OF BUILDABLE LOTS	2.45 AC. ±
AREA OF ROADWAY	0.07 AC.
TOTAL AREA	2.52 AC. ±

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

Henry Bonner 12-30-03
 HOWARD COUNTY HEALTH OFFICER MKR
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael M. K... 12/23/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MKR
 DATE

... 1/10/04
 DIRECTOR DATE

OWNER'S STATEMENT

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 ERCTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

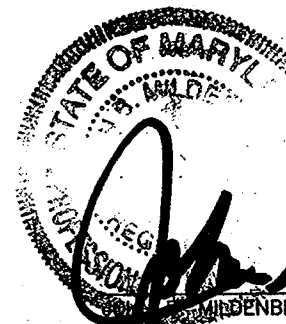
WITNESS MY HAND THIS 16 DAY OF DEC, 2003

Ronald B. Wildman
 RONALD B. WILDMAN

John Milley
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY JOHN T. BOWEN AND EVELYN M. BOWEN TO RONALD B. WILDMAN BY DEED DATED February 6, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6844 FOLIO 556 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.



John Milley 12/16/03
 MILDENBERG, L.S. NO. 10785
 DATE

RECORDED AS PLAT 16479 ON 1/9/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

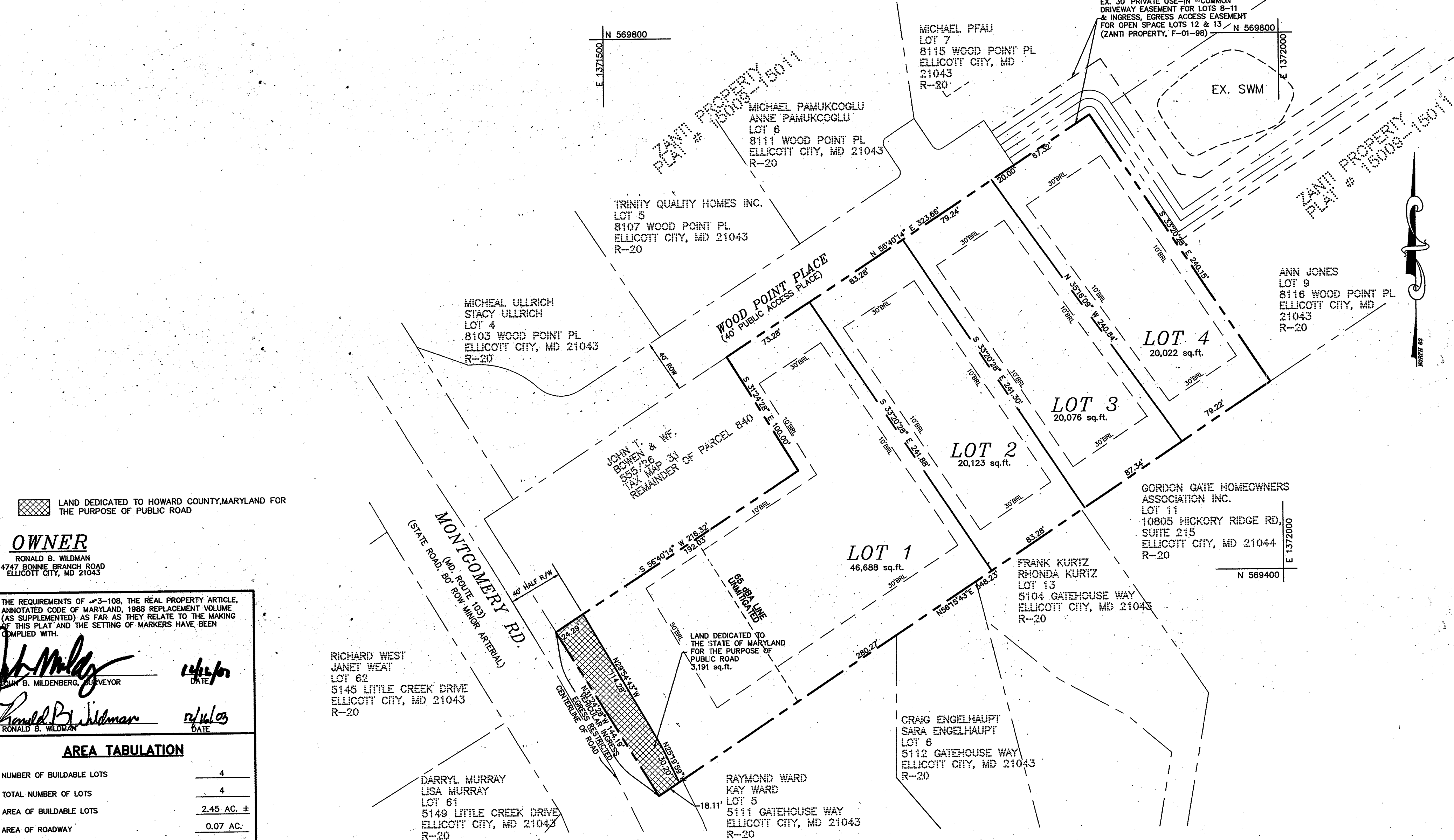
BOWEN'S PLANTATION
 LOTS 1 THRU 4

SHEET 1 OF 2

TAX MAP 31 PARCEL 507 GRID 14
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING R-20
 SCALE: 1"=50'
 DATE: DEC. 2003

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

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



LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD

OWNER
 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. Mildeberg 12/16/03
 JOHN B. MILDENBERG, SURVEYOR DATE

Ronald B. Wildman 12/16/03
 RONALD B. WILDMAN DATE

AREA TABULATION

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AREA OF BUILDABLE LOTS	2.45 AC. ±
AREA OF ROADWAY	0.07 AC.
TOTAL AREA	2.52 AC. ±

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

Scott Brantley 12-30-03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Alfred Pannunzi 12/23/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank L. Coyle 1/8/04
 DIRECTOR DATE

RICHARD WEST
 JANET WEAT
 LOT 62
 5145 LITTLE CREEK DRIVE
 ELLICOTT CITY, MD 21043
 R-20

DARRYL MURRAY
 LISA MURRAY
 LOT 61
 5149 LITTLE CREEK DRIVE
 ELLICOTT CITY, MD 21043
 R-20

OWNER'S STATEMENT

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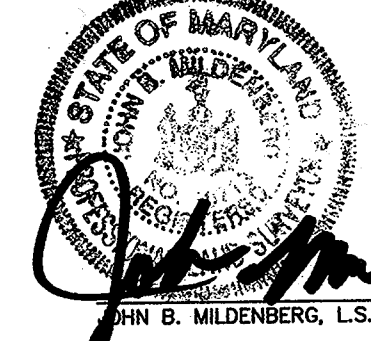
WITNESS MY HAND THIS 16 DAY OF DEC, 2003

Ronald B. Wildman
 RONALD B. WILDMAN

John B. Mildeberg
 WITNESS

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John B. Mildeberg
 JOHN B. MILDENBERG, L.S. NO. 1048 DATE

RECORDED AS PLAT 16490 ON 1/2/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BOWEN'S PLANTATION
 LOTS 1 THRU 4

SHEET 2 OF 2

TAX MAP 31
 PARCEL 507
 GRID 14

2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING R-20

SCALE: 1"=50'
 DATE: DEC. 2003

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