

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	36,508 SQ.FT.	229 SQ.FT.	36,279 SQ.FT.
2	36,481 SQ.FT.	308 SQ.FT.	36,173 SQ.FT.

**COORDINATE LIST**

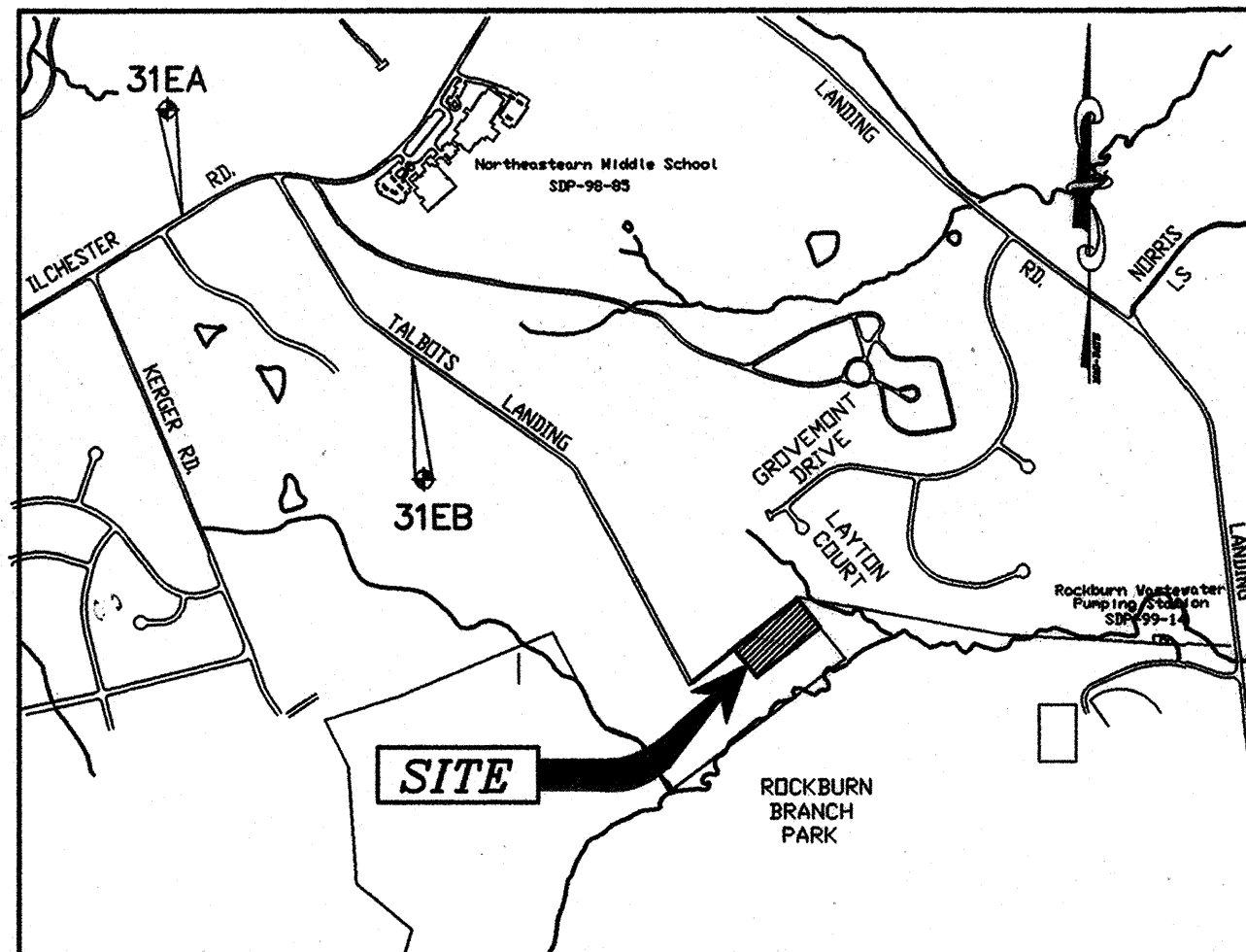
NO.	NORTH	EAST
1	566,652.2732	1,378,042.0886
2	566,653.6191	1,378,041.3708
3	567,183.5474	1,378,708.6052
4	567,068.5541	1,378,791.6619
5	566,754.3054	1,378,397.6042
6	566,865.1431	1,378,309.3104
7	567,126.0507	1,378,749.1335
8	566,810.3046	1,378,352.9950
9	566,878.0380	1,378,323.0903
10	566,652.9462	1,378,041.7297

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

**OWNER/DEVELOPER**

R.E. GROUP INC.  
C/O LAND DESIGN DEVELOPMENT INC.  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MARYLAND 21042  
(443) 367-0422

27. APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS SET FORTH FROM WP-04-080. THE STIPULATIONS ARE LISTED AS FOLLOWED:
- ALL PROPOSED LOTS SHALL USE A SHARED DRIVEWAY WITH A RECORDED SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT. THIS AGREEMENT SHALL INCLUDE ALL OF THE ADJACENT PARCELS WHICH HAVE THE LEGAL RIGHT TO USE THE DRIVEWAY.
  - RESUBMIT TO THE DEVELOPMENT ENGINEERING DIVISION THE DESIGN MANUAL WAIVER FOR THE NUMBER OF USERS/WIDTH OF THE SHARED ACCESS EASEMENT FOR THIS SUBDIVISION.
  - UNDER F-03-116, RESUBMIT THE FINAL PLAT IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS, PER THE FEB. 2, 2004 COMPREHENSIVE REZONING. SIX SETS OF THIS REACTIVATED PLAT MUST BE SUBMITTED WITHIN 45 DAYS OF THE DATE OF THIS LETTER, (BY AUGUST 26, 2004) AND SHALL ADDRESS THE COMMENTS WHICH ACCOMPANIED OUR LETTER OF SEPTEMBER 16, 2003. IN ADDITION, ANY APPLICABLE REGULATION CHANGES MUST BE INCORPORATED INTO THE REVISED PLANS.
  - A BUILDING PERMIT FOR EITHER OF THE TWO LOTS WILL NOT BE ISSUED UNTIL THIS DEVELOPER OR THE DEVELOPER OF THE ADJACENT TALBOT'S LAST VIEW SUBDIVISION, LOTS 1-4, TIM FRENCH, BUILDS THE DRIVEWAY TO CURRENT DRIVEWAY SPECIFICATIONS.
  - DIVIDE THE 1.53 FEET OF PUBLIC ROAD FRONTAGE BETWEEN THE TWO LOTS AND CLEARLY DEMARCATÉ THIS ON THE PLAT.
  - COMPLIANCE WITH THE DESIGN MANUAL SPECIFICATIONS FOR THE WIDTH OF THE DRIVEWAY PAVEMENT.
  - ADD A NOTE TO THE PLAT LISTING ALL PARCELS AND/OR LOTS THAT WILL BE A USER OF THE SHARED DRIVEWAY AND SHARING IN THE MAINTENANCE OF THE DRIVEWAY.



**VICINITY MAP**

SCALE: 1"=1200'

**GENERAL NOTES**

- TAX MAP: 31, PARCEL: 662 GRID 23
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED NOVEMBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA, 31EB.  
STA. No. 31EA N 569,641.149 E 1,374,816.064 ELEV. 469.628  
STA. No. 31EB N 568,731.012 E 1,376,273.622 ELEV. 453.415
- 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.
- 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.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXISTS ON-SITE.
- NO STEEP SLOPES 25% OR GREATER EXISTS ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLAND EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JANUARY, 2003.
- ☒ DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENTS
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENTIAL).
  - 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).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR THE FLAG OF 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.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES) WILL BE POSTED WITH THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,000.00
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AND SEWAGE WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR THIS SUBDIVISION.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOT 1 & 2. ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND ZONING REGULATIONS, PER THE COMPREHENSIVE REZONING DATED FEB. 2, 2004. PER WP-04-080 APPROVAL THE SDP WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.17 ACRES (7,405.2 SQUARE FEET) IN THE AMOUNT \$3,702.60.
- OPEN SPACE REQUIREMENTS WILL BE SATISFIED BY A FEE-IN-LIEU FOR ONE LOT IN THE AMOUNT OF \$1,500.00 TO BE PAID BY THE DEVELOPER.
- AN ADDITIONAL BUILDING ENVELOPE THAT COMPLIES WITH THE R-20 SETBACK REGULATIONS HAS BEEN ESTABLISHED AT THE REAR OF LOTS 1 AND 2 DUE TO THE BGE TRANSMISSION LINE RIGHT-OF-WAY WHICH ENCUMBERS BOTH LOTS.
- STEDDING PROPERTY LOTS 1 & 2, TALBOT'S LAST SHIFT P/O PARCEL 663, AND TALBOT'S LAST VIEW LOTS 1-4 WILL ALL SHARE ACCESS OF THE USE-IN-COMMON DRIVEWAY SHOWN. A MAINTENANCE AGREEMENT FOR THIS DRIVEWAY IS BEING RECORDED CONCURRENTLY WITH THIS PLAT.

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

DONALD R. REUWER JR. (PRESIDENT)

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.68 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 ±
TOTAL AREA	1.68 AC ±

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

HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

**OWNER'S STATEMENT**

WE, R/E GROUP, INC., 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 7<sup>th</sup> DAY OF July, 2005.

DONALD R. REUWER JR. (PRESIDENT)

WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY BARBARA G. STEDDING TO R/E GROUP INC DATED NOVEMBER 11, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 6683 AT FOLIO 585 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 B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT 17646 ON 8/11/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**STEDDING PROPERTY**  
LOTS 1 AND 2

SHEET 1 OF 2

TAX MAP 31  
PARCEL NO. 662  
GRID 23

1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING - R-20

SCALE: 1"=50'  
DATE: JULY 2005  
FILE: F-03-116

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

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

