

GENERAL NOTES:

- TAX MAP 31 PARCEL 659
- SUBJECT PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 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 1,378,273.622 ELEV. 453.415
- 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.
- NO STEEP SLOPES EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON FEBRUARY 2003.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 (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.
- EXISTING STRUCTURE ON LOT NO 3 IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR 11 SHADE TREES IN THE AMMOUNT OF \$3,300.00.

- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.38 ACRES (16,552.8 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$8,276.40. TO THE FOREST CONSERVATION FUND.
- LOT 3 HAS A STREAM AND A STREAM BUFFER. NO NEW CONSTRUCTION OR IMPROVEMENTS ARE ALLOWED IN THE STREAM OR ITS BUFFER.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 3, ANY CONVEYANCE OF AFORESAID PARCEL 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 WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

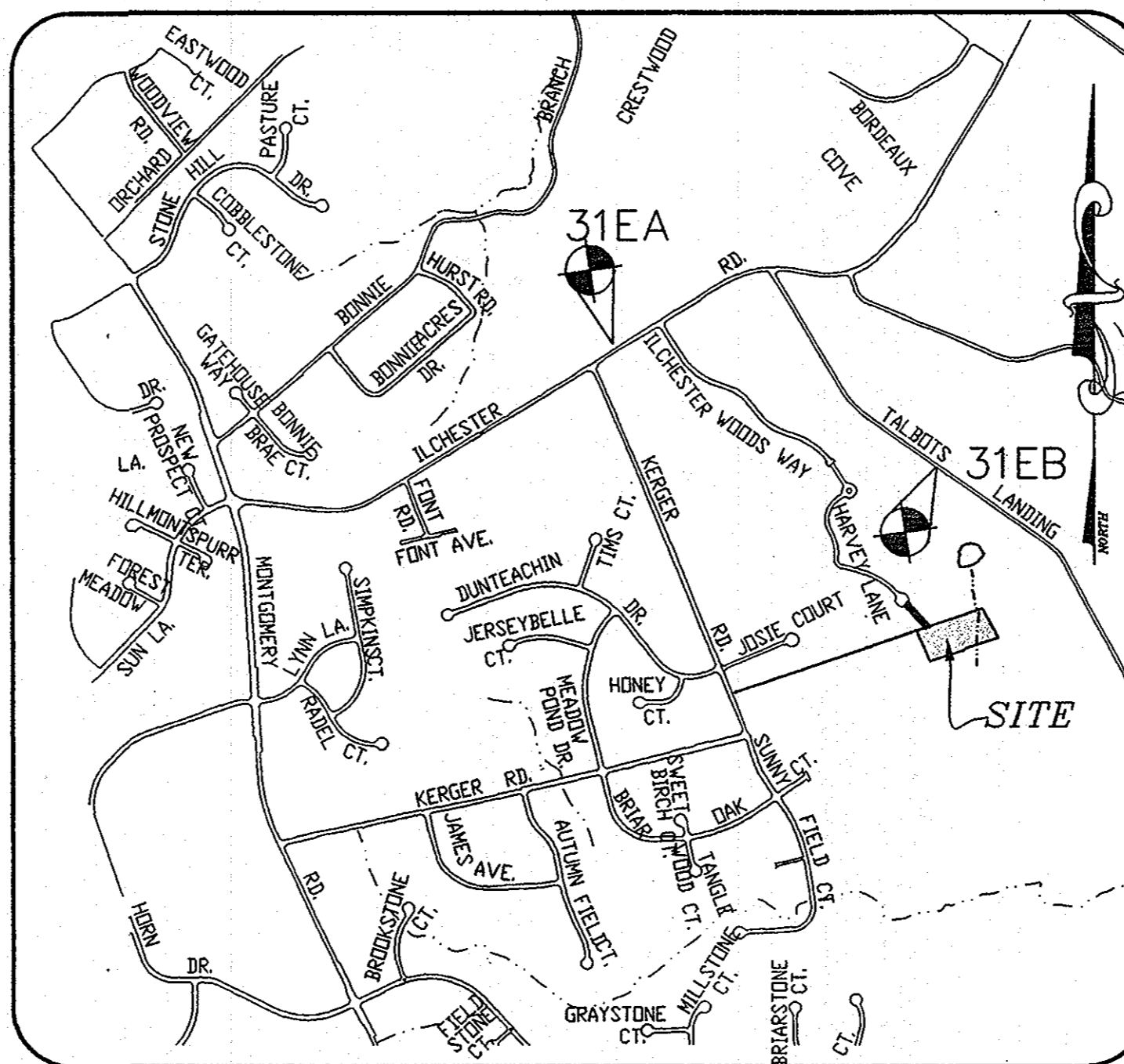
COORDINATE TABLE

POINT	NORTHING	EASTING
101	567091.5128	1375103.4798
102	567101.0827	1375131.9728
103	567528.8713	1376405.6533
104	567537.1641	1376430.3441
105	567653.4957	1376776.7050
106	567466.1706	1376879.2374
107	567390.2557	1376653.5849
108	567377.5272	1376637.2482
109	567306.4542	1376432.2492
110	567503.7189	1376346.4396
111	567096.4501	1375133.8540
112	567086.8802	1375105.3610

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	22,431 sq. ft.	398 sq. ft.	22,033 sq. ft.
3	53,974 sq. ft.	1,128 sq. ft.	52,846 sq. ft.
1	23,321 sq. ft.	0 sq. ft.	23,321 sq. ft.



VICINITY MAP
SCALE: 1"=1000'

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.

[Signature] 2/16/07
JOHN B. MILDENBERG, SURVEYOR I.S. DATE

[Signature] 2/2/07
DONALD REUWER, PRESIDENT R/E GROUP, Inc. DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	2.29 AC. ±
AREA OF OPEN SPACE LOTS	0 AC.
AREA OF BULK PARCELS	0.15 AC.
AREA OF ROADWAY	0.003 AC.
AREA	2.44 AC. ±

- 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.
- SWM IS PROVIDED BY UTILIZING THE ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AS SHOWN IN SECTION 5 OF THE 2000 MARYLAND SWM DESIGN MANUAL.
- NO FLOODPLAIN EXISTS ON SITE.
- A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR LOTS 1 & 2.
- A USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1 THROUGH 3, 660,661,658,631,656,657 & 630 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD WITH THIS PLAT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$3,000.00

- A WAIVER (WP 03-126) TO SECTION 16.120(b)(4)(iii) RESTRICTING THE PLACEMENT OF ENVIRONMENTAL FEATURES ON THE LOTS HAS BEEN APPROVED ON AUG. 21, 2003 SUBJECT TO:
 A. SUCCESSFUL RECORDATION OF THE DENNIS PRESERVE (PLAT # 17157).
 B. REMOVAL OF THE EXISTING DRIVEWAY.
 C. LOT 3 CAN NOT BE FURTHER RESUBDIVIDED DUE TO THE ENVIRONMENTAL FEATURES ON THE LOT.
 D. NO FUTURE CONSTRUCTION OR ADDITIONS ARE ALLOWED WITHIN 35' OF THE STREAM BUFFER. SHOULD THE EXISTING STRUCTURE BE REMOVED, THE NEW STRUCTURES ARE TO BE PLACED 35' OUTSIDE THE 50' STREAM BUFFER.

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

[Signature] 2/2/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/16/07
DIRECTOR DATE

OWNER'S STATEMENT

R/E GROUP, Inc. 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 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

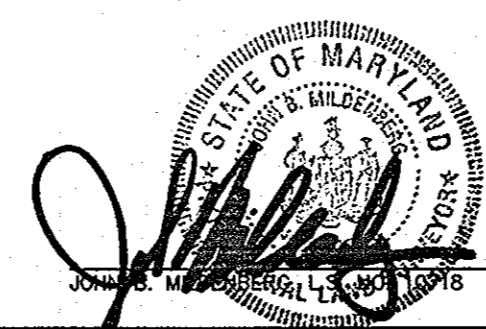
WITNESS MY HAND THIS 2nd DAY OF February, 2007

[Signature]
DONALD REUWER, PRESIDENT R/E GROUP, Inc.

[Signature]
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 CAROL AND CAMERON HERRMANN, TO R/E GROUP, Inc. BY DEED DATED DECEMBER THIRTH 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6904 FOLIO 518 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.



[Signature] 2/16/07
DATE

RECORDED AS PLAT 18825 ON 2/16/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HERRMANN PROPERTY
LOTS 1 THRU 3
AND
NON BUILDABLE BULK PARCEL A
A SUBDIVISION OF PARCEL 659. SHEET 1 OF 2

TAX MAP 31 PARCEL 659 GRID 22
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50' DATE: NOVEMBER 2006 DPZ FILES: P-02-027

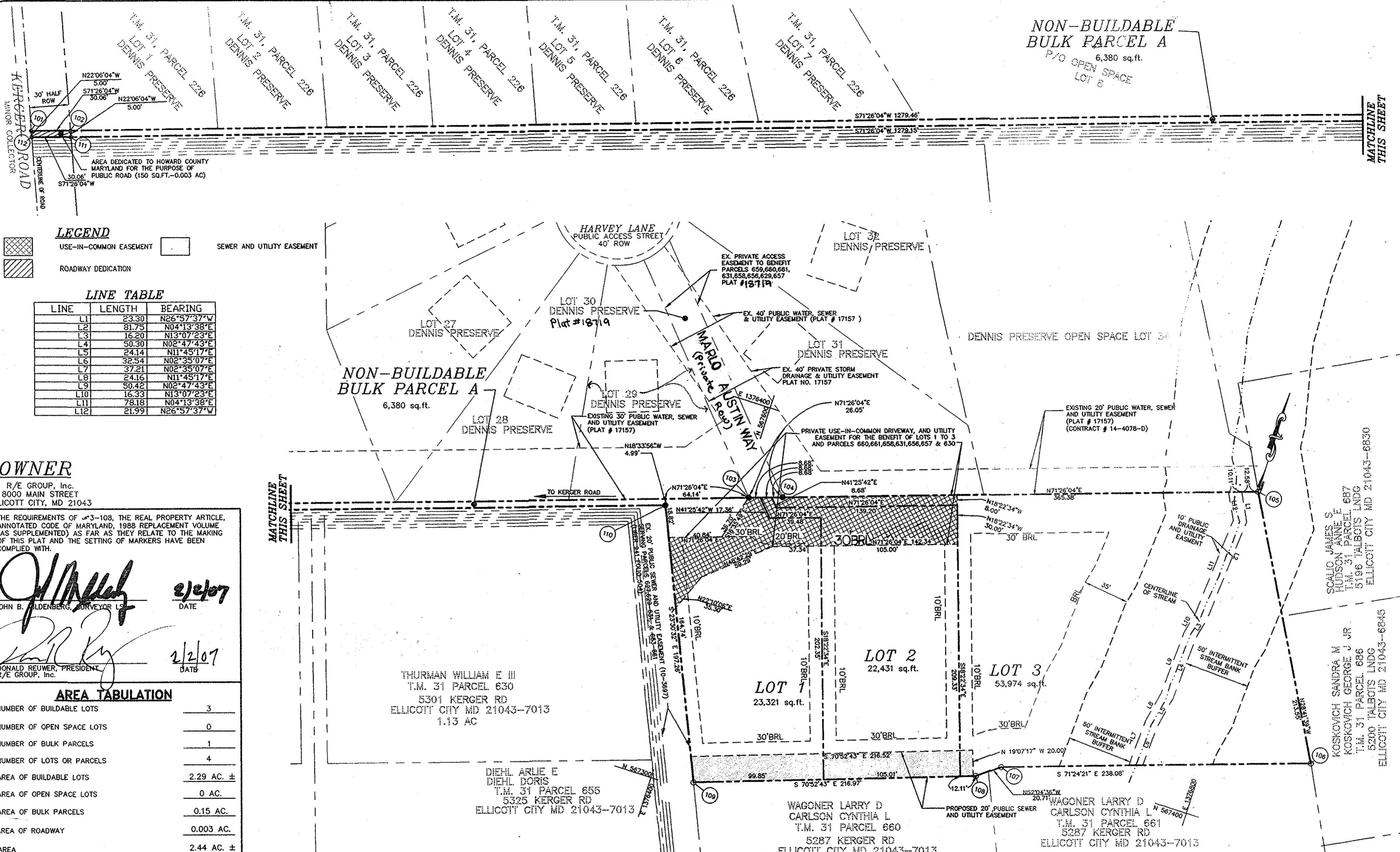
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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

OWNER

R/E GROUP, Inc.
8000 MAIN STREET
ELLICOTT CITY, MD 21043

NON-BUILDABLE
BULK PARCEL A
P/O OPEN SPACE
LOT 6
6,380 sq.ft.



LEGEND

- USE-IN-COMMON EASEMENT
- SEWER AND UTILITY EASEMENT
- ROADWAY DEDICATION

LINE TABLE

LINE	LENGTH	BEARING
L1	23.30	N26°57'37"W
L2	81.75	N04°13'38"E
L3	16.20	N13°07'23"E
L4	50.30	N02°47'43"E
L5	24.14	N11°45'17"E
L6	32.54	N02°35'07"E
L7	37.21	N02°35'07"E
L8	24.16	N11°45'17"E
L9	50.42	N02°47'43"E
L10	16.33	N13°07'23"E
L11	78.18	N04°13'38"E
L12	21.99	N26°57'37"W

OWNER

R/E GROUP, Inc.
8000 MAIN STREET
ELLCOTT CITY, MD 21043

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JOHN B. MILDENBERG, SURVEYOR
DATE: 2/2/07

[Signature]
DONALD REUWER, PRESIDENT
R/E GROUP, Inc.
DATE: 2/2/07

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HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE: 2/2/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/2/07

[Signature]
DIRECTOR
DATE: 2/2/07

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WITNESS MY HAND THIS _____ DAY OF _____

[Signature]
DONALD REUWER, PRESIDENT
R/E GROUP, Inc.

[Signature]
DARWIN ZIEGLER, WITNESS

SURVEYOR'S CERTIFICATE

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[Signature]
JOHN B. MILDENBERG, SURVEYOR

[Signature]
DATE: 2/2/07

RECORDED AS PLAT 18826 ON 2/9/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HERRMANN PROPERTY
LOTS 1 THRU 3
AND
NON BUILDABLE BULK PARCEL A

A SUBDIVISION OF PARCEL 659.

SHEET 2 OF 2

TAX MAP 31
PARCEL 659
GRID 22

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

SCALE: 1"=50'
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