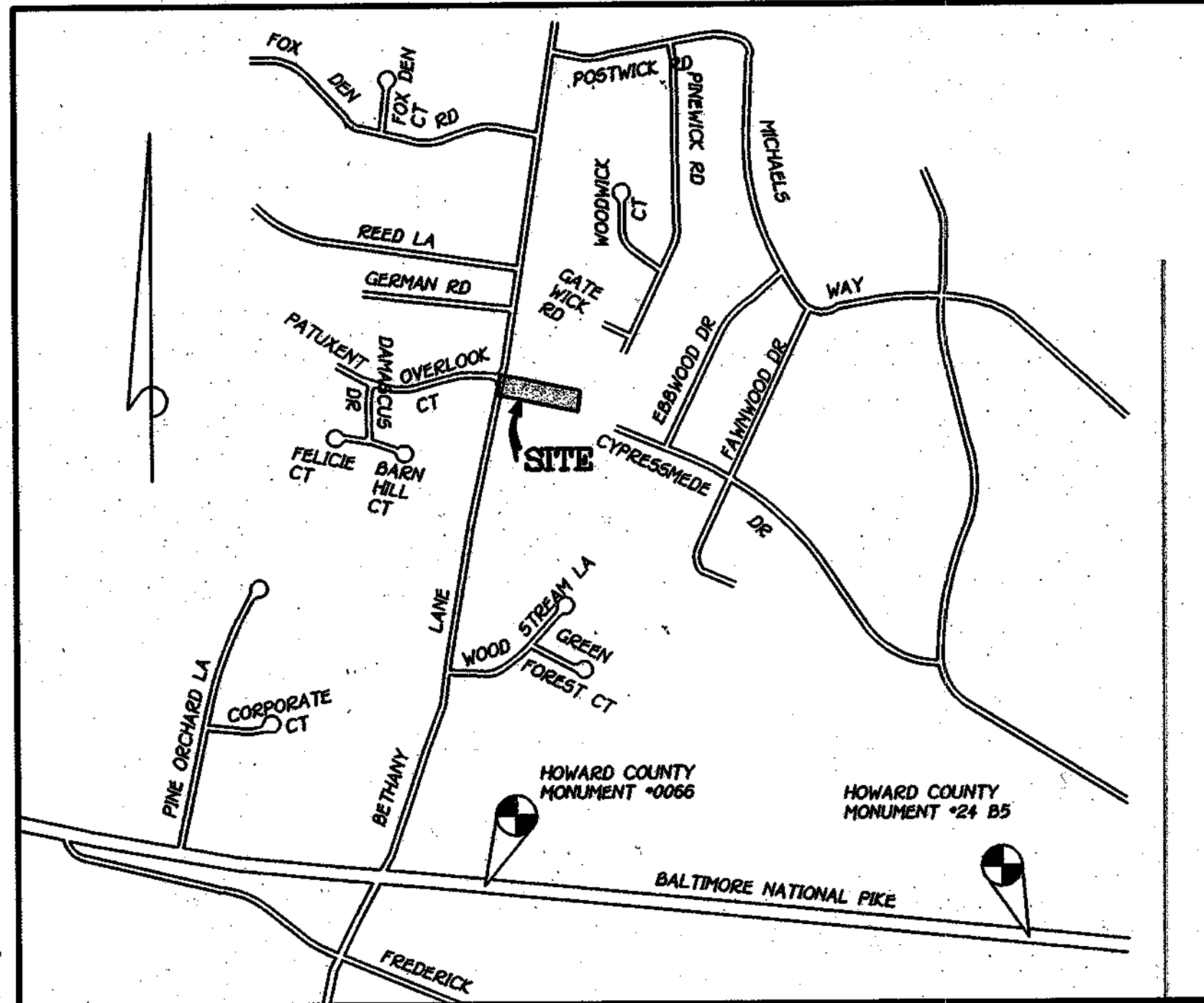


COORDINATE DATA		
POINT	NORTH	EAST
50	590599.027705	1352634.139079
51	590477.265738	1353226.404028
52	590223.465933	1353209.445047
53	590434.488778	1352634.163358

NOTE: COORDINATES AND GRID TIES SHOWN HEREON ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLAND TABULATION		
LINE	BEARING	DISTANCE
W1	N 18°08'00" E	9.27
W2	N 01°12'10" E	29.09
W3	N 25°27'38" W	29.90
W4	N 05°11'31" E	14.60
W5	N 36°54'50" E	37.57
W6	N 33°14'06" E	40.92
W7	S 78°02'56" E	33.65
W8	S 30°13'05" W	19.30
W9	S 00°28'04" W	44.82
W10	S 20°00'59" W	67.93
W11	N 78°09'25" W	92.09



VICINITY MAP  
SCALE: 1"=1000'

THE REQUIREMENTS 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.

*Sourabh G. Munshi* 1/06/04  
SOURABH G. MUNSHI, MD. NO. 10770 DATE

*Ronald B. Wildman* 4/5/04  
RONALD B. WILDMAN, OWNER DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.92 AC ±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.43 AC ±
AREA OF ROADWAY TO BE RECORDED	0.127 AC ±
AREA TO BE RECORDED	2.00 AC ±

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

*Denny D. M. ...* 1-22-04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 4/20/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 4/2/04  
DIRECTOR DATE

**OWNER**  
RONALD B. WILDMAN  
4747 BONNIE BRANCH ROAD  
ELIGOTT CITY, MD. 21045

**SURVEYOR**  
VANMAR ASSOCIATES, INC.  
310 SOUTH MAIN STREET  
P.O. BOX 328  
MOUNT AIRY, MD. 21771

- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON OR ABOUT MARCH 2003. IT WAS APPROVED ON SEPTEMBER 12, 2003.
- 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.
- THIS PLAT SUBJECT TO A 20 FOOT WIDE RIGHT OF WAY FOR SANITARY SEWER TO HOWARD COUNTY MARYLAND. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER.654 AT FOLIO 170.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO BUILDABLE LOTS

**OWNER'S STATEMENT**

I, RONALD B. WILDMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION 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 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, 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 5<sup>th</sup> DAY OF JAN, 2004

*Ronald B. Wildman*  
RONALD WILDMAN

*...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A SUBDIVISION OF ALL THAT PROPERTY THAT WAS CONVEYED BY PAUL L. TOLIVER, JR. AND ALICE LOUISE TOLIVER TO RONALD WILDMAN BY DEED DATED DECEMBER 6, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 6731 AT FOLIO 305. AND THAT ALL MONUMENTS ARE IN PLACE.



*Sourabh G. Munshi* 1/06/04  
SOURABH G. MUNSHI, MD. NO. 10770 DATE

**GENERAL NOTES**

- TAX MAP 17, PARCEL 534, GRID 20
- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 5, 2003 BY SOURABH G. MUNSHI, VANMAR ASSOC. INC.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83) STA. 0066 N 587380.453 E 1352603.459 EL= 387.306 STA. 2485 N 586958.228 E 1355570.80 EL= 390.970
- 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 2 HAS EXISTING SHEDS TO BE REMOVED.
- EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY WILDMAN ENVIRONMENTAL SERVICES IN JANUARY 2003.
- THE EXISTING 60" COLONIAL PIPELINE RIGHT OF WAY SHOWN HEREON IS BASED ON FIELD LOCATED STAKEOUT PROVIDED BY COLONIAL GAS ON MARCH 28, 2003, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY LIBER 0998 FOLIO 0135.
- AREA OF SUBDIVISION = 2.00 ACRES +  
AREA OF THE SMALLEST LOT = 20,001 SQUARE FEET  
OPEN SPACE REQUIRED= 2.00 X 6% = 0.12 AC.  
OPEN SPACE PROVIDED= 0.924 AC.
- 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).  
SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR CHIP COATING.  
B) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
C) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
D) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
E) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LIMIT OF 100 YEAR FLOODPLAIN SHOWN ON THIS PLAT WAS DERIVED FROM AN ADDENDUM TO THE CHILDS PROPERTY FLOODPLAIN ANALYSIS AND REPORT PREPARED BY ROBERT H. VOGEL, P.E. FROM COLUMBIA, MD IN JANUARY, 2003. THE ORIGINAL CHILDS PROPERTY FLOODPLAIN REPORT WAS APPROVED WITH THE CHILDS PROPERTY SUBDIVISION ON OR ABOUT NOV. 1998. THE FLOODPLAIN ON THIS PROPERTY IS DETERMINED AS OBVIOUSLY NOT CRITICAL.
- 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 SHEETFLOW TO BUFFER 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.
- FOREST CONSERVATION RETENTION OBLIGATION OF 0.40 ACRES IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY A 0.40 ACRE PUBLIC RETENTION FOREST CONSERVATION EASEMENT ONSITE. NO SURETY IS REQUIRED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH OPEN SPACE LOT 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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. POSTING OF THE SURETY IN THE AMOUNT OF \$ 3,000 FOR FIVE SHADE TREES ON LOT 1 AND FIVE SHADE TREES ON LOT 2 SHALL BE DEFERRED UNTIL APPROVAL OF THE SITE DEVELOPMENT PLAN.
- THIS SUBDIVISION SUBJECT TO THE APPROVED WAIVER PETITION WP 03-225. PETITIONER IS REQUIRED TO PROVIDE A 12 FOOT WIDE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT TO O.S. LOT 3 BEGINS FROM THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT AND EXTENDS ALONG THE COMMON PROPERTY LINE OF LOTS 1 AND 2 TO THE OPEN SPACE LOT. HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1,2 AND O.S. LOT 3 NOR THE 12' WIDE VEHICULAR AND PEDESTRIAN EASEMENT FOR ACCESS TO THE OPEN SPACE LOT.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 AND O.S. LOT 3 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD. NO CLEARING, GRADING OR DISTURBANCE IS PERMITTED IN THE STEEP SLOPE AREAS, WETLANDS, STREAMS OR THEIR BUFFERS, FLOODPLAIN AREAS OR FOREST CONSERVATION EASEMENT AREAS.
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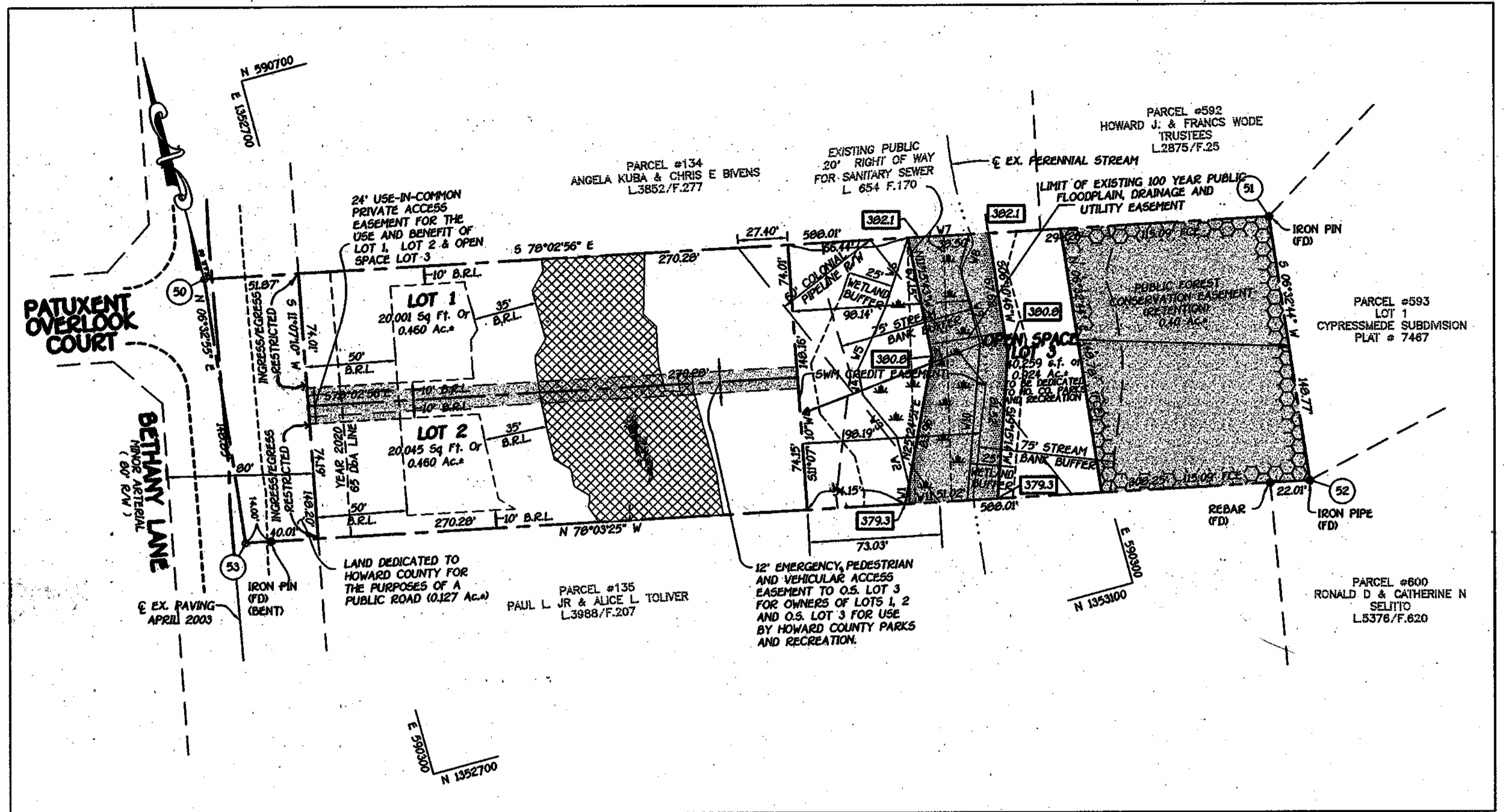
RECORDED AS PLAT No. 16523 ON 2/10/04  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT  
**TOLIVER PROPERTY**  
LOTS 1, 2 AND OPEN SPACE LOT 3  
SHT 1 OF 2

TAX MAP 17 SECOND ELECTION DISTRICT  
PARCEL 534 HOWARD COUNTY, MARYLAND  
BLOCK 20 EX. ZONING R-20  
DATE: SEPTEMBER 13, 2003 SCALE: 1"=50'  
DPZ FILE No. F 03-225

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771  
(301) 629 2850 (301) 651 5015 (410) 549 2751

F03-225



THE REQUIREMENTS 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.

*Sourabh Munshi* 1/06/04  
 SOURABH G. MUNSHI, MD. NO. 10770 DATE

*Ronald B. Wildman* 1/15/04  
 RONALD B. WILDMAN, OWNER DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.92 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.93 AC±
AREA OF ROADWAY TO BE RECORDED	0.127 AC±
AREA TO BE RECORDED	2.00 AC±

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

*Dany Branta* 1-22-04  
 HOWARD COUNTY HEALTH OFFICER P.A. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Ronald B. Wildman* 1/22/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Donald P. ...* 2/2/04  
 DIRECTOR DATE

**OWNER'S STATEMENT**

I, RONALD B. WILDMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION 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 RIGHTS-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 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, 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 5<sup>th</sup> DAY OF JAN. 2004

*Ronald B. Wildman*  
 RONALD WILDMAN

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A SUBDIVISION OF ALL THAT PROPERTY THAT WAS CONVEYED BY PAUL L. TOLIVER, JR. AND ALICE LOUISE TOLIVER TO RONALD WILDMAN BY DEED DATED DECEMBER 6, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 6731 AT FOLIO 305, AND THAT ALL MONUMENTS ARE IN PLACE.



*Sourabh Munshi* 1/06/04  
 SOURABH G. MUNSHI, MD. NO. 10770 DATE

**LEGEND**

- DENOTES STEEP SLOPES 25% AND GREATER
- DENOTES EXISTING WETLANDS
- RETENTION FOREST CONSERVATION EASEMENT

RECORDED AS PLAT No. 16524 ON 2/16/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT  
**TOLIVER PROPERTY**  
 LOTS 1, 2 AND OPEN SPACE LOT 3  
 SH 2 OF 2

TAX MAP 17 SECOND ELECTION DISTRICT  
 PARCEL 534 HOWARD COUNTY, MARYLAND  
 BLOCK 20 EX. ZONING R-20  
 DATE: SEPTEMBER 13, 2003 SCALE: 1"=50'  
 DPZ FILE No. F 03-225, WP03-155

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771  
 (301) 829 2800 (301) 831 5015 (410) 540 2751

F03-225