

COORDINATES		
PT. #	NORTH	EAST
515	605333.2236	1267873.6288
156	605654.1901	1268000.3290
166	605394.4694	1268563.6186
173	604933.4273	1268431.1102
500	604968.8452	1268381.7231
501	605347.6312	1267853.5386
502	605621.6792	1267848.1837

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

**OWNER/DEVELOPER**  
 FORTY WEST GROUP, INC.  
 C/O S. PATRICK COSTELLO  
 3230 BETHANY LANE, SUITE 1  
 ELLICOTT CITY, MD 21042  
 (410) 203-9980

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.1242 Ac±	0.1168 Ac±	3.0074 Ac±

**TABULATION OF FINAL PLAT:**

- A. Total number of lots and/or parcels to be recorded:  
 Buildable..... 2
- B. Total area of lots and/or parcels:  
 Buildable..... 6.1450 Ac±
- C. Total area of road right-of-way to be recorded, including widening strips..... 0.1266 Ac±
- D. Total gross area of subdivision to be recorded..... 6.2710 Ac±

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* 1/05/04  
 SOURABH G. MUNSHI, P.L.S. NO. 10,770 DATE

FORTY WEST GROUP, INC.

*Stephen H. Costello* 1/9/04  
 STEPHEN H. COSTELLO, PRESIDENT DATE

*S. Patrick Costello* 1/8/04  
 S. PATRICK COSTELLO, SECRETARY DATE

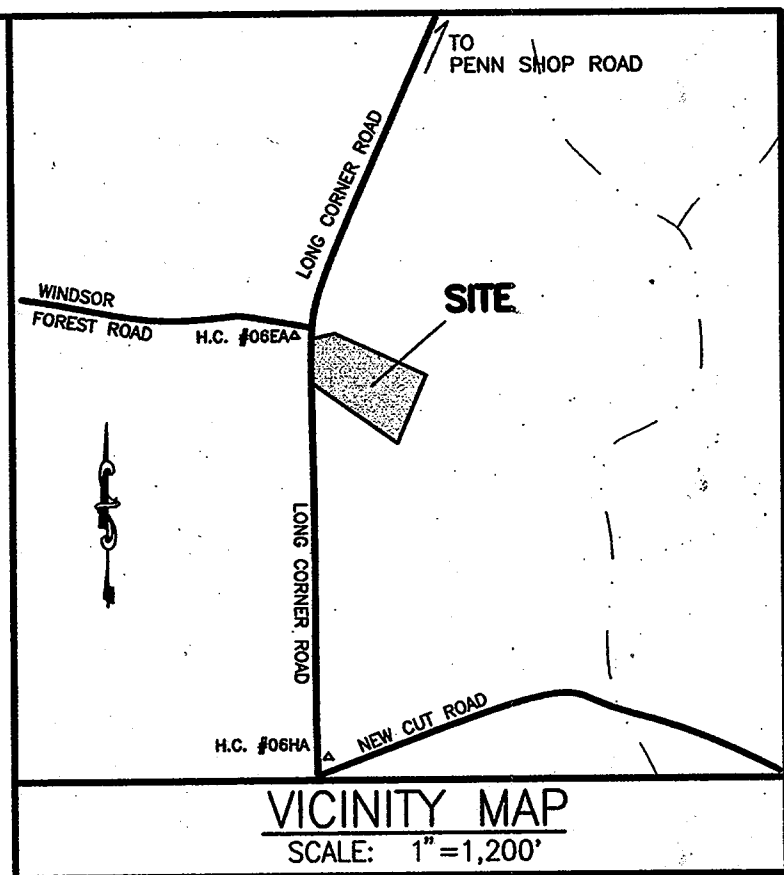
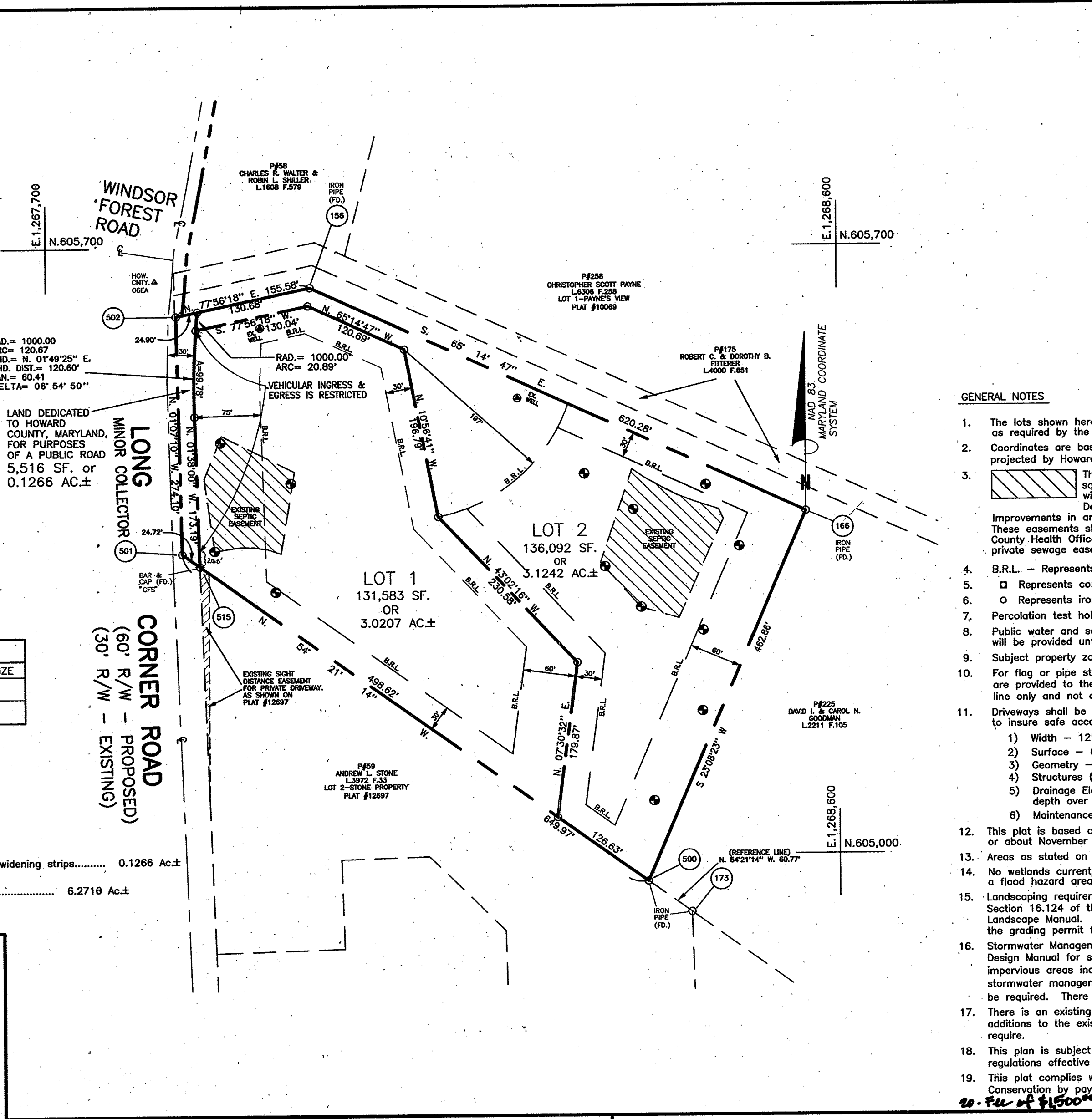
**APPROVED**  
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 1/30/04  
 HOWARD COUNTY HEALTH DEPARTMENT DATE

**APPROVED**  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/4/04  
 CHIEF, DEVELOPMENT ENGINEERING DATE

*[Signature]* 2/13/04  
 PLANNING DIRECTOR DATE



**GENERAL NOTES**

1. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
2. Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06EA and 06HA.
3. This area designates a private sewage easement of at least 10,000 square feet, (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
4. B.R.L. - Represents building restriction line
5. Represents concrete monument set (unless otherwise noted)
6. Represents iron rebar set (unless otherwise noted)
7. Percolation test holes shown hereon have been field located and shown thus
8. Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
9. Subject property zoned "RCDEO" per 10/18/93 comprehensive zoning plan.
10. For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right of way line only and not onto the flag or pipe stem lot driveway.
11. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - 1) Width - 12' (14' serving more than one residence);
  - 2) Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
  - 3) Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
  - 4) Structures (culvert/bridges) - capable of supporting 25 gross tons (H25 loading);
  - 5) Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - 6) Maintenance - sufficient to insure all weather use.
12. This plat is based on a field run monumented boundary survey performed on or about November 13, 2002 by Sourabh G. Munshi, Vanmar Associates, Inc.
13. Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
14. No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
15. Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping will be posted with the grading permit for 32 shade trees in the amount of \$9,600.
16. Stormwater Management requirement for Lot 1 is provided under Section 5.6 of the 2000 Maryland Design Manual for single lot development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required. There is an existing dwelling on Lot 2.
17. There is an existing dwelling/structure located on Lot 2 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.
18. This plan is subject to the 5th Edition Subdivision and Land Development Regulations and to the zoning regulations effective January 6, 2002.
19. This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by payment of a fee-in-lieu in the amount of \$27,225 for 1.25 acres.
20. Fee of \$1500 in lieu of open space was paid to act. #B19-003-7154

**OWNER'S CERTIFICATE**

FORTY WEST GROUP, INC. A MARYLAND CORPORATION BY STEPHEN H. COSTELLO, PRESIDENT AND S. PATRICK COSTELLO, SECRETARY, 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 8<sup>th</sup> DAY OF January, 2004.  
 FORTY WEST GROUP, INC. A MARYLAND CORPORATION:

*[Signature]*  
 STEPHEN H. COSTELLO, PRESIDENT

*[Signature]*  
 S. PATRICK COSTELLO, SECRETARY

*[Signature]*  
 WITNESS

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DOUGLAS KIRK JOHNSON TO FORTY WEST GROUP, INC. BY DEED DATED MAY 13, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7254 FOLIO 0679 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.

*Sourabh G. Munshi* 1/05/04  
 Sourabh G. Munshi, Prof. L.S. #10770 DATE

RECORDED AS PLAT NO. 16536 ON 2/20/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT  
 LOTS 1 & 2

**WINDSOR OVERLOOK**

(FORMERLY LOT 20 OF THE HOWARD BAIN PARCEL OF C.R. NAPLES FARM)

TAX MAP: 6 ELECTION DISTRICT: FOURTH SCALE: 1"=100'  
 GRID NO: 16 HOWARD COUNTY, MARYLAND DATE: JANUARY, 2004  
 PARCEL NO: 224 EX. ZONING: RCDEO

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751

File name: T:\EP\06B\A2-4663\A2-4663.DWG

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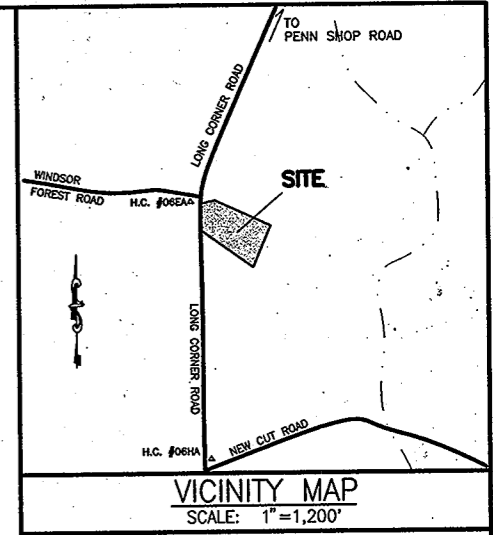
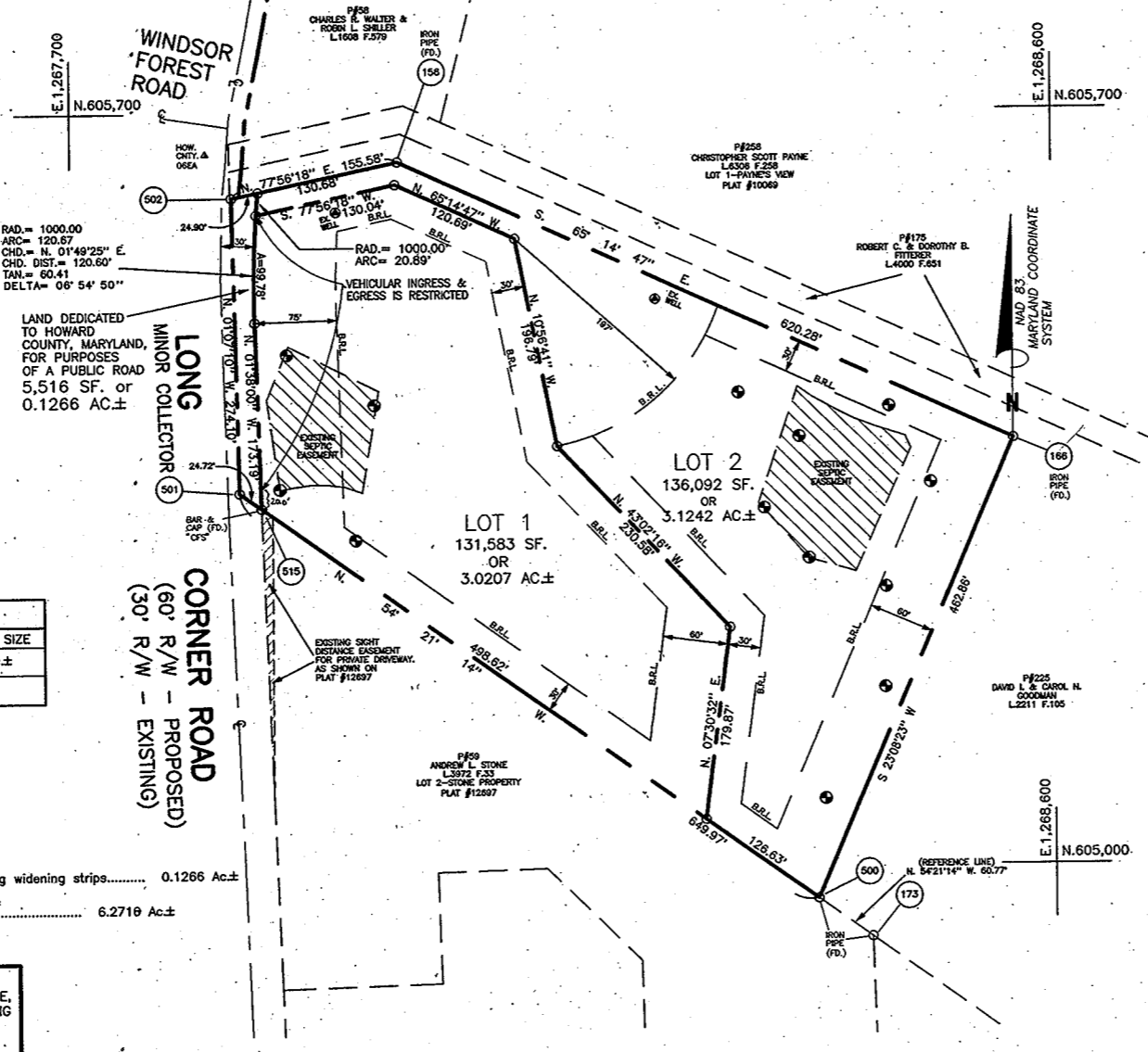
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*[Signature]* 1/30/04  
HOWARD COUNTY HEALTH DEPARTMENT DATE

**APPROVED**  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/4/04  
CHIEF, DEVELOPMENT ENGINEERING DATE

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PLANNING DIRECTOR DATE



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- Fee of \$1,500 in lieu of open space was paid to acct. #819-002-7156

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PARCEL NO: 224 EX. ZONING: RCDEO

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. box 328  
Mount Airy, Maryland 21771  
(301) 829 2890 (301)831 5015 (410) 549 2751