

COORDINATE TABLE

Pt #	Northing	Easting
269	554578.9715	1369415.2816
500	554414.2262	1369643.5385
501	554245.1463	1369616.6318
502	553830.8436	1369731.7546
503	554229.5144	1369570.6284
504	554226.3409	1369546.4688
508	554227.1584	1369552.9715
509	554245.8668	1369693.1852
510	554277.2320	1369531.8470
511	554353.7064	1369527.8770
512	554346.9488	1369431.5604
513	554453.2609	1369424.1015
514	554418.3666	1369534.5569
515	554390.4235	1369537.7286
516	554361.5820	1369539.4843
517	554279.6526	1369543.7374
519	554227.9100	1369558.6039
520	554281.6463	1369555.6501
521	554362.2577	1369551.4654
522	554391.4654	1369549.6874
523	554425.4065	1369545.8349
534	554264.8739	1369687.6272
545	554213.0748	1369440.9531
590	554494.5043	1369532.3103

OPEN SPACE COMPUTATIONS

OPEN SPACE REQUIRED .30 x 1.4176 Ac. = 0.4253 Ac.
 OPEN SPACE PROVIDED 0.5240 Ac.

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	10,800 sq. ft.	1556 sq. ft.	9244 sq. ft.
3	13,934 sq. ft.	2,282 sq. ft.	11,652 sq. ft.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION OPEN SPACE LOT 234 VILLAGE OF LONGREACH PLAT No. 13881 ZONED NT

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	0.8534 AC. ±
AREA OF OPEN SPACE LOT	0.5240 AC. ±
AREA OF ROADWAY	0.0306 AC. ±
TOTAL GROSS AREA	1.4176 AC. ±

LEGEND

- 3/4" IRON PIPE AND CAP SET
- CONCRETE MONUMENT AND CAP SET

RICHARDSON ENGINEERING LLC
 730 W. PADONIA ROAD, SUITE 101
 BALTIMORE, MARYLAND 21030
 TELE: 410-560-1502
 FAX: 410-560-0827

OWNER
 WILLIAM L. GMEINWIESER SR.
 DEBRA K. GMEINWIESER
 7387 WASHINGTON BLVD
 SUITE 104
 ELKCRIDGE MD 21075

OWNER'S CERTIFICATE

WILLIAM L. GMEINWIESER SR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 EASEMENT AREAS SHOWN HEREIN; (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 RIGHT TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 RIGHT-OF-WAYS.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

WILLIAM L. GMEINWIESER SR. DATE 7-19-04
 DEBRA K. GMEINWIESER DATE 7-19-04

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 CAROLYN SUE DONHAM TO WILLIAM L. GMEINWIESER SR. AND DEBRA K. GMEINWIESER BY DEED DATE SEPTEMBER 24, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7745, FOLIO 333, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

BRIAN R. DIETZ
 PROFESSIONAL LAND SURVEYOR #21080
 DATE 7-19-04



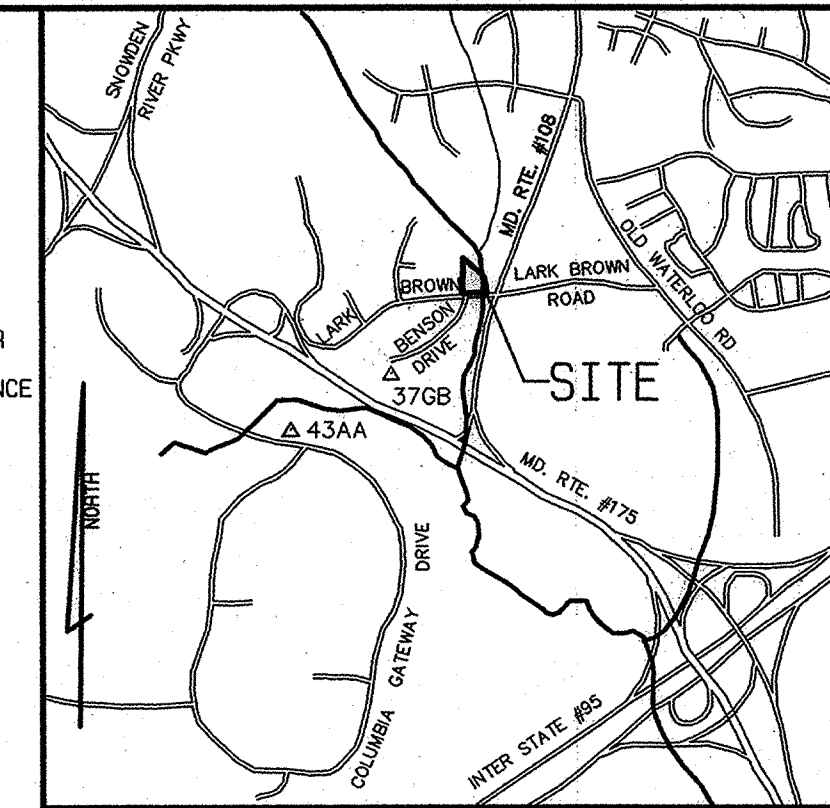
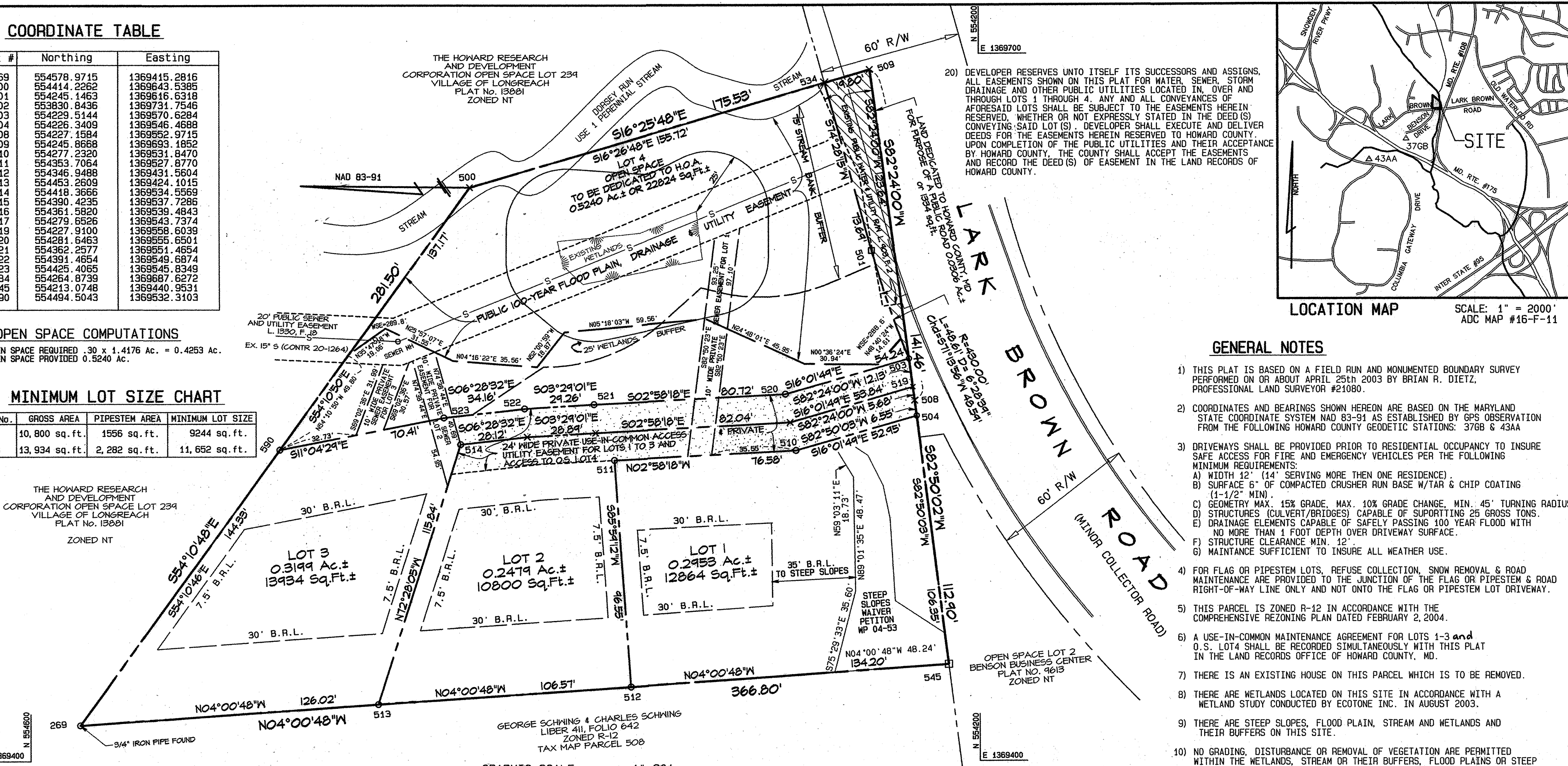
RECORDED AS PLAT NO. 16833
 AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND on 8/5/04

SUBDIVISION OF DONHAM HEIGHTS

LOTS 1 TO 3 AND OPEN SPACE - LOT 4

TAX MAP NO. 37, GRID NO. 20, PARCEL 471
 SHEET # 1 OF 1 ZONED R-12
 6th ELECTION DIST. HOWARD COUNTY, MD.
 SCALE: 1" = 30' DATE: MAY 11, 2004
 FILE #

F-04-025 F-04 25



LOCATION MAP SCALE: 1" = 2000' ADC MAP #16-F-11

GENERAL NOTES

- THIS PLAT IS BASED ON A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 25th 2003 BY BRIAN R. DIETZ, PROFESSIONAL LAND SURVEYOR #21080.
- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM NAD 83-91 AS ESTABLISHED BY GPS OBSERVATION FROM THE FOLLOWING HOWARD COUNTY GEODETIC STATIONS: 37GB & 43AA
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE 6" OF COMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING (1-1/2" MIN)
 - GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE, MIN. 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS.
 - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 4" FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCE MIN. 12'
 - MAINTANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM & ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS PARCEL IS ZONED R-12 IN ACCORDANCE WITH THE COMPREHENSIVE REZONING PLAN DATED FEBRUARY 2, 2004.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-3 and O.S. LOT 4 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
- THERE IS AN EXISTING HOUSE ON THIS PARCEL WHICH IS TO BE REMOVED.
- THERE ARE WETLANDS LOCATED ON THIS SITE IN ACCORDANCE WITH A WETLAND STUDY CONDUCTED BY ECOTONE INC. IN AUGUST 2003.
- THERE ARE STEEP SLOPES, FLOOD PLAIN, STREAM AND WETLANDS AND THEIR BUFFERS ON THIS SITE.
- NO GRADING, DISTURBANCE OR REMOVAL OF VEGETATION ARE PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR BUFFERS, FLOOD PLAINS OR STEEP SLOPES.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY A PAYMENT OF A FEE-IN-LIEU OF 0.16 ACRES OF AFFORESTATION TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$3,484.80.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE SHOWN IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. POSTING OF SURETY FOR THE REQUIRED 9 SHADE TREES IN THE AMOUNT OF \$2700.00 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND WILL BE POSTED WITH THE GRADING PERMIT.
- AREAS SHOWN HEREON ARE MORE OR LESS.

- LOTS 1 TO 3 WILL REQUIRE A SITE DEVELOPMENT PLAN.
- HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION AS DONHAM HEIGHTS HOME OWNERS ASSOCIATION, on 7-21-04 & File # 10003619011210.
- THIS PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE PLANNING DIRECTOR APPROVED A WAIVER REQUEST OF SEC. 16.116(B) (2) ALLOWING STEEP SLOPES BE LOCATED ON LOT 1. REFERENCE WP 04-53, DATED 02/02/04
- STORM WATER MANAGEMENT WILL BE MET BY CREDITS TO SECTION 5.1 & 5.4 OF THE MARYLAND 2000 STORM WATER MANAGEMENT MANUAL.

