

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	24,444 sq. ft.	3,399 sq. ft.	21,045 sq. ft.

COORDINATE TABLE

POINT	NORTHING	EASTING
105	569477.08	1371641.46
106	569562.48	1371589.32
107	569603.18	1371650.91
108	569401.07	1371783.88
109	569245.19	1371550.78
110	569371.55	1371480.87

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

MICHAEL ULLRICH
STACY ULLRICH
LOT 4
8103 WOOD POINT PL
ELLCOTT CITY, MD 21043
R-20

RICHARD WEST
JANEI WEAT
LOT 62
5145 LITTLE CREEK DRIVE
ELLCOTT CITY, MD 21043
R-20

DARRYL MURRAY
LISA MURRAY
LOT 61
5148 LITTLE CREEK DRIVE
ELLCOTT CITY, MD 21043
R-20

THOMAS WILLIAMS
ETHEL WILLIAMS
LOT 60

20. LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. POSTING OF THE SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
21. THE 65 dBA NOISE 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
22. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON OR ABOUT JAN. 2004 IT WAS APPROVED ON OR ABOUT JULY, 2004.
23. A SITE DEVELOPMENT IS REQUIRED FOR LOTS 5 AND 6.
24. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER F-03-104 BY PLACEMENT OF AN OFF-SITE FOREST CONSERVATION EASEMENT ON THE LISTON FARM, MAP 2, PARCEL 17. SURETY IN THE AMOUNT OF \$ 15,900.00 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT. * 0.03 ACRES OF AFFORESTATION AND 0.70 ACRES OF REFORESTATION.
25. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 5 AND 6 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.

25. A NOISE BARRIER SHALL BE ERRECTED ON LOT 5. A BUILDING PERMIT WILL NOT BE ISSUED FOR THIS LOT UNTIL THE WALL HAS BEEN CONSTRUCTED. MAINTENANCE OF THE WALL WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 5.
26. Driveway to be P-1 Paving Section.

OWNER'S STATEMENT

RONALD B. WILDMAN, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28th DAY OF October, 2004

Ronald B. Wildman
BOWEN'S PLANTATION LLC
RONALD B. WILDMAN, MEMBER

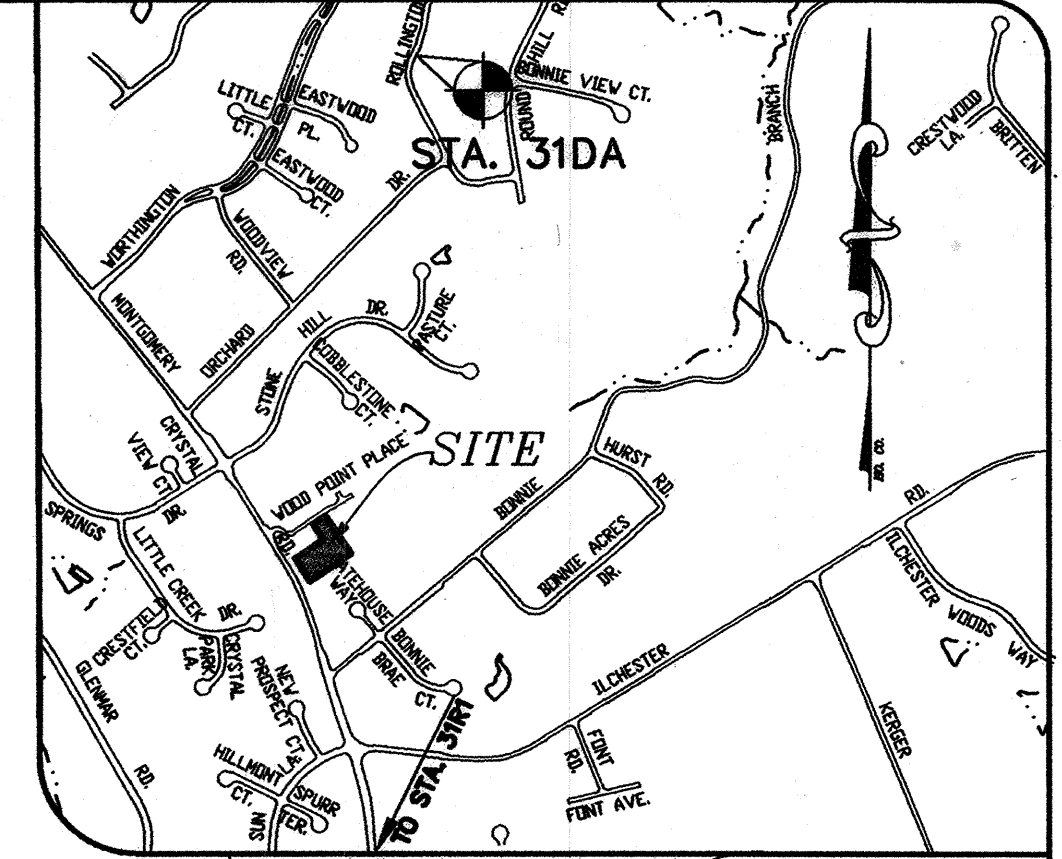
Masha D. Young
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BOWEN'S PLANTATION LOT 1, AS RECORDED ON PLAT #16479 & 16480 DATED JANUARY 9, 2004, BEING THE SAME PARCEL OF GROUND CONVEYED BY RONALD B. WILDMAN TO BOWEN'S PLANTATION, LLC BY DEED DATED OCTOBER 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6844 FOLIO 556 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.

Ronald B. Wildman
RONALD B. WILDMAN, L.S. NO. 10718

Ronald B. Wildman
DATE 10/28/04



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. TAX MAP 31 PARCEL 507 LOT 1
2. SUBJECT PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
4. HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
STA 31R1 N 565303.465 E 1372517.678 EL.=401.678
STA 31DA N 571982.645 E 1372144.970 EL.=482.359
5. ● 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
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
9. NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE AS PER F-03-104.
10. NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL JANUARY 2003.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. AREA OF SUBDIVISION = 1.07 ACRES ±
AREA OF THE SMALLEST LOT = 21,045 SQUARE FEET
13. A FEE IN LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 HAS BEEN PROVIDED WITH THIS PLAT.
14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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.
15. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EDGE OF THE RIGHT OF WAY.
16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
17. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
18. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP AND GRASS CHANNEL CREDIT.
19. THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003.

OWNER

RONALD B. WILDMAN
4747 BONNIE BRANCH ROAD
ELLCOTT CITY, MD 21043

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.

Ronald B. Wildman 10/28/04
DATE
Ronald B. Wildman 10/28/04
DATE
BOWEN'S PLANTATION LLC
RONALD B. WILDMAN, MEMBER

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
TOTAL NUMBER OF LOTS	2
AREA OF BUILDABLE LOTS	1.07 AC. ±
AREA OF ROADWAY	0 AC.
TOTAL AREA	1.07 AC. ±

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

Robert J. Weber 11/22/04
DATE
FOR HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 11/22/04
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Ronald B. Wildman 11/24/04
DATE
DIRECTOR

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 "BOWEN'S PLANTATION" INTO LOTS 5 AND 6 BOWEN'S PLANTATION

RECORDED AS PLAT 17096 ON 12/8/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BOWEN'S PLANTATION
LOTS 5 AND 6
A RESUBDIVISION OF LOT 1
BOWEN'S PLANTATION
PLAT NO. 16479

SHEET 1 OF 1

TAX MAP 31 2ND ELECTION DISTRICT SCALE: 1"=50'
PARCEL 507 HOWARD COUNTY, MARYLAND DATE: OCT. 2004
GRID 14 EX. ZONING R-20

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.