

POINT	NORTH	EAST
27	568875.5817	1373582.5995
28	568960.0233	1373720.0569
29	568629.7647	1373790.0131
30	568535.7781	1373806.2137
33	568509.9489	1373656.3670
34	568532.5932	1373787.7362
35	568906.9077	1373576.2794
36	568991.1779	1373713.4577

PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	2'10'47"	1007.00'	38.31'	19.16'	S 10°52'12" E	38.31'
C2	3'48'09"	209.00'	13.87'	6.94'	S 07°52'43" E	13.87'
C3	3'48'09"	189.00'	12.54'	6.27'	N 07°52'43" W	12.54'
C4	2'10'47"	987.00'	37.55'	18.78'	N 10°52'12" W	37.55'

PRIVATE ACCESS PLACE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L11	S 09°46'48" E	54.45'
L12	S 05°58'39" E	9.11'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	19,002 SQ. FT.	523 SQ. FT.	18,479 SQ. FT.
3	20,030 SQ. FT.	1,057 SQ. FT.	18,973 SQ. FT.
4	22,758 SQ. FT.	1,599 SQ. FT.	21,160 SQ. FT.
5	21,789 SQ. FT.	2,193 SQ. FT.	19,596 SQ. FT.
6	22,098 SQ. FT.	2,746 SQ. FT.	19,352 SQ. FT.

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°57'35" E	315.05'
L2	S 09°46'48" E	54.48'
L3	S 05°58'39" E	7.72'
L4	N 05°58'39" W	5.33'
L5	N 84°01'21" E	5.00'
L6	N 05°58'39" W	4.05'
L7	N 09°46'48" W	54.48'
L8	N 11°57'35" W	6.13'
L9	S 78°30'17" W	10.00'
L10	N 11°57'35" W	298.15'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

*B D Boy* 4/20/05  
 BRIAN D. BOY DATE  
*Arthur M. Botterill* 4/20/05  
 ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE (INCLUDES OPEN SPACE LOT 7)	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.0065 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE (INCLUDES OPEN SPACE LOT 7)	0.4112 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.1110 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.5287 AC. ±

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2.4260 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.4633 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.1110 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	3.0003 AC. ±

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

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

*Robert J. Walden* 6/1/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

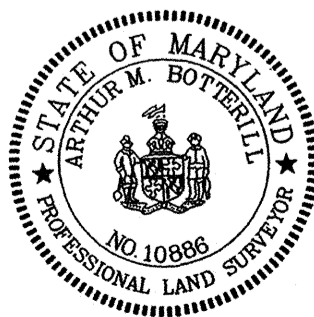
*Arthur M. Botterill* 5/11/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Arthur M. Botterill* 6/3/05  
 DIRECTOR DATE

**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 LEO J. ZERHUSEN AND JEANNETTE A. ZERHUSEN, HIS WIFE TO ILCHESTER MANOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7864 AT FOLIO 64; 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.

*Arthur M. Botterill* 4/20/05  
 ARTHUR M. BOTTERILL  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION No. 10886 DATE



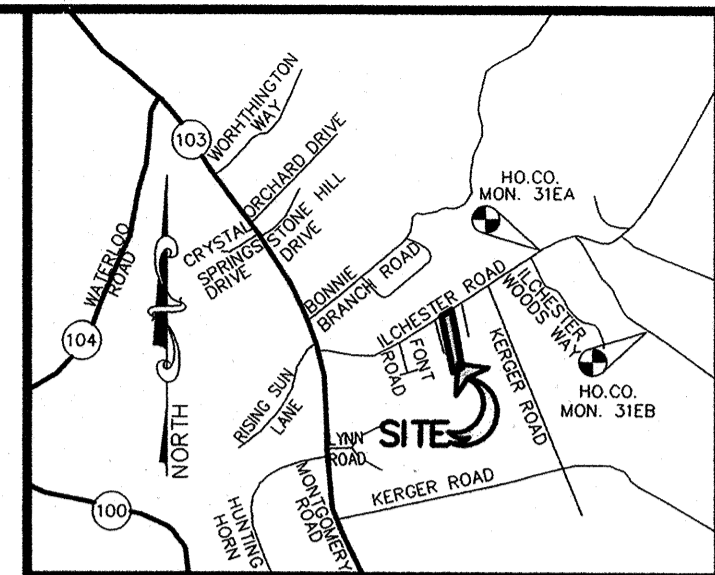
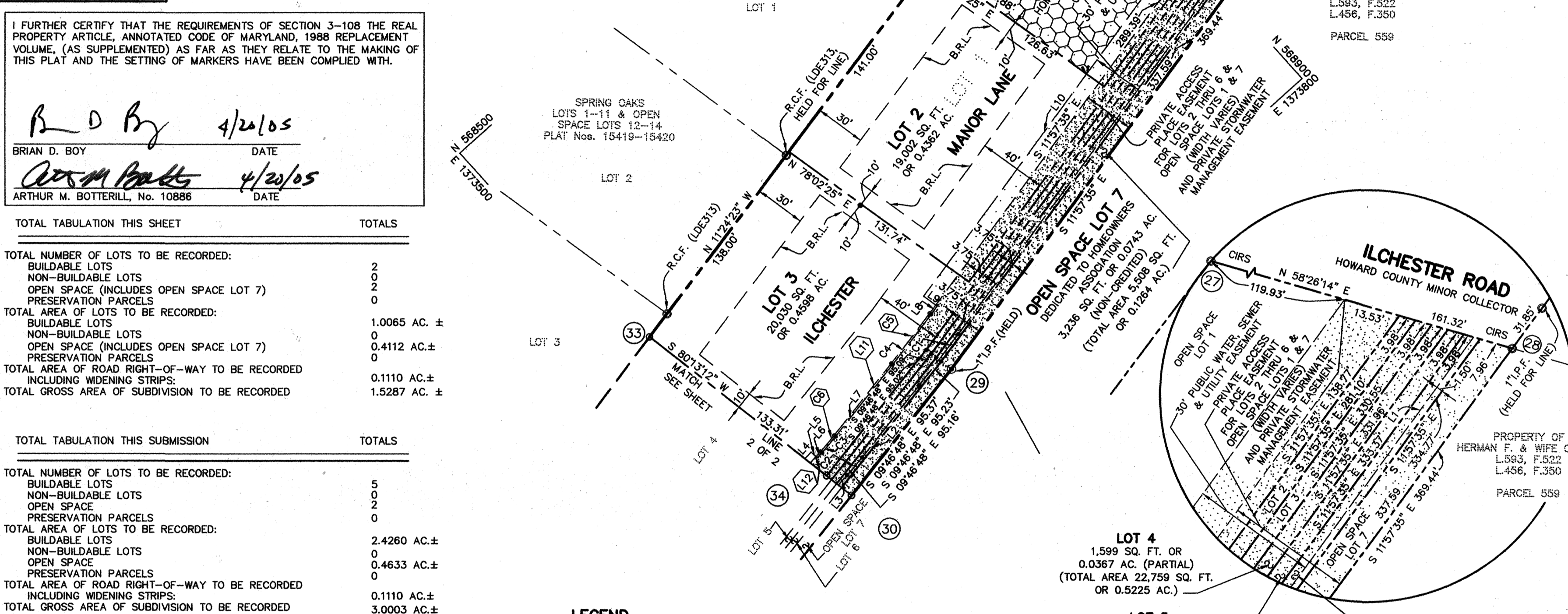
**OWNER'S CERTIFICATE**

WE, ILCHESTER MANOR, LLC, 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 20<sup>th</sup> DAY OF April, 2005.

*B D Boy* 4/20/05  
 BRIAN D. BOY, MANAGING MEMBER DATE

*Kathy Ann Antwerp* 4/20/05  
 WITNESS DATE



**VICINITY MAP**

SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 31EA AND 31EB.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN AUGUST 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION HAS BEEN MET BY AFFORESTATION OF 0.30 ACRES± AND BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$19,166.40 (38,332.8 S.F. X \$0.50/S.F.). A SURETY OF \$6,467.00 (12,934 X \$0.50/S.F.) WILL BE POSTED FOR THE AFFORESTATION.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED IN NOVEMBER 2002, BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THERE ARE NO 100 YEAR FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICH DATE THE DEVELOPERS AGREEMENT No. 14-4171-D WAS FILED AND ACCEPTED APRIL 10, 2005.
- 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:
  - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
  - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

FOR CONTINUATION OF GENERAL NOTES SEE SHEET 2 OF 2.  
 THE PURPOSE OF THE PLAT IS TO CREATE 4 ADDITIONAL SINGLE FAMILY LOTS.

ILCHESTER MANOR, LLC  
 ATTN: BRIAN BOY 9691  
 NORFOLK AVENUE LAUREL, MARYLAND  
 20723 410-792-2565

**DETAIL**

NOT TO SCALE

RECORDED AS PLAT No. 17462  
 ON June 10, 2005  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ILCHESTER MANOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7**

A RESUBDIVISION OF LOT 1 AS SHOWN ON PLAT TITLED "KENNETH BERL TYLER AND LILLIAN S. TYLER" AND RECORDED IN PLAT BOOK 30, PAGE 27  
 F-75-11, P-04-004 & S-03-008  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP No. 31 GRID No. 15 PARCEL 642 ZONED: R-20  
 SCALE: 1" = 50' DATE: 04-19-05 SHEET: 1 OF 2  
 11819/1-0/SURVEY/FINAL/001 PLAT.DWG

POINT	NORTH	EAST
30	568535.7781	1373806.2137
31	568129.8194	1373876.1893
32	568051.8307	1373748.7938
33	568509.9489	1373656.3670
34	568532.5932	1373787.7362

PRIVATE ACCESS PLACE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	59.50'	512.00'	29.79'	59.47'	S 09°18'25" E	6°39'32"
C2	43.43'	27.00'	28.04'	38.90'	S 33°26'41" W	92°09'43"
C3	39.57'	27.00'	24.30'	36.12'	S 58°29'24" E	83°58'08"

PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C4	6°39'32"	491.00'	57.06'	28.56'	S 09°18'25" E	57.03'
C5	2°13'02"	1009.00'	39.05'	19.53'	S 11°31'40" E	39.04'
C6	2°23'02"	511.00'	21.26'	10.63'	N 07°10'10" W	21.26'

PRIVATE ACCESS PLACE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 05°58'39" E	135.93'
L2	S 12°38'11" E	65.14'
L3	N 79°31'33" E	43.38'
L4	S 10°28'27" E	28.00'
L5	N 79°31'33" E	43.82'
L6	S 09°46'48" E	46.58'
L7	S 80°13'12" W	36.00'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L8	S 05°58'39" E	137.33'
L9	S 12°38'11" E	69.88'
L10	S 80°13'12" W	9.69'
L11	S 12°25'44" E	54.92'
L12	S 31°54'05" E	58.51'
L13	N 31°54'05" W	61.79'
L14	N 12°25'44" W	205.38'
L15	N 80°13'12" E	11.34'
L16	N 05°58'39" W	131.00'
L17	S 84°01'21" W	5.00'
L18	N 05°58'39" W	4.67'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

*Brian D. Boy* 4/20/05  
 BRIAN D. BOY DATE

*Arthur M. Botterill* 4/20/05  
 ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS (LOTS 4, 5 & 6 HAVE BEEN COUNTED ON SHEET 1)	3
NON-BUILDABLE LOTS	0
OPEN SPACE (O/S LOT 7 WAS COUNTED ON SHEET 1)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.4195 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.0521 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.4716 AC. ±

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA** 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

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

*Robert J. Walker* 4/11/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

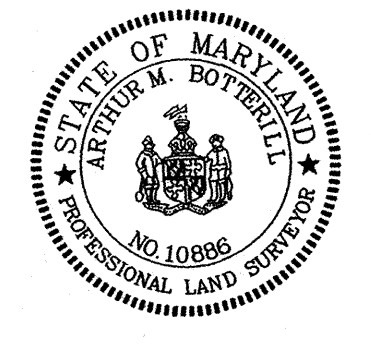
*Mr. [Signature]* 5/11/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark [Signature]* 4/20/05  
 DIRECTOR DATE

**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 LEO J. ZERHUSEN AND JEANNETTE A. ZERHUSEN, HIS WIFE TO ILCHESTER MANOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7884 AT FOLIO 64; 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.

*Arthur M. Botterill* 4/20/05  
 ARTHUR M. BOTTERILL  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION No. 10886 DATE



**LEGEND**

- DENOTES REBAR & CAP FOUND (RCF)
- ⊙ DENOTES CAPPED IRON REBAR TO BE SET (CIRS)
- ⊙ DENOTES IRON PIPE FOUND (IPF)
- ▭ DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
- ▨ DENOTES PRIVATE ACCESS PLACE EASEMENT FOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7

**OWNER'S CERTIFICATE**

WE, ILCHESTER MANOR, LLC, 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 20th DAY OF April, 2005.

*Brian D. Boy* 4/20/05  
 BRIAN D. BOY, MANAGING MEMBER DATE

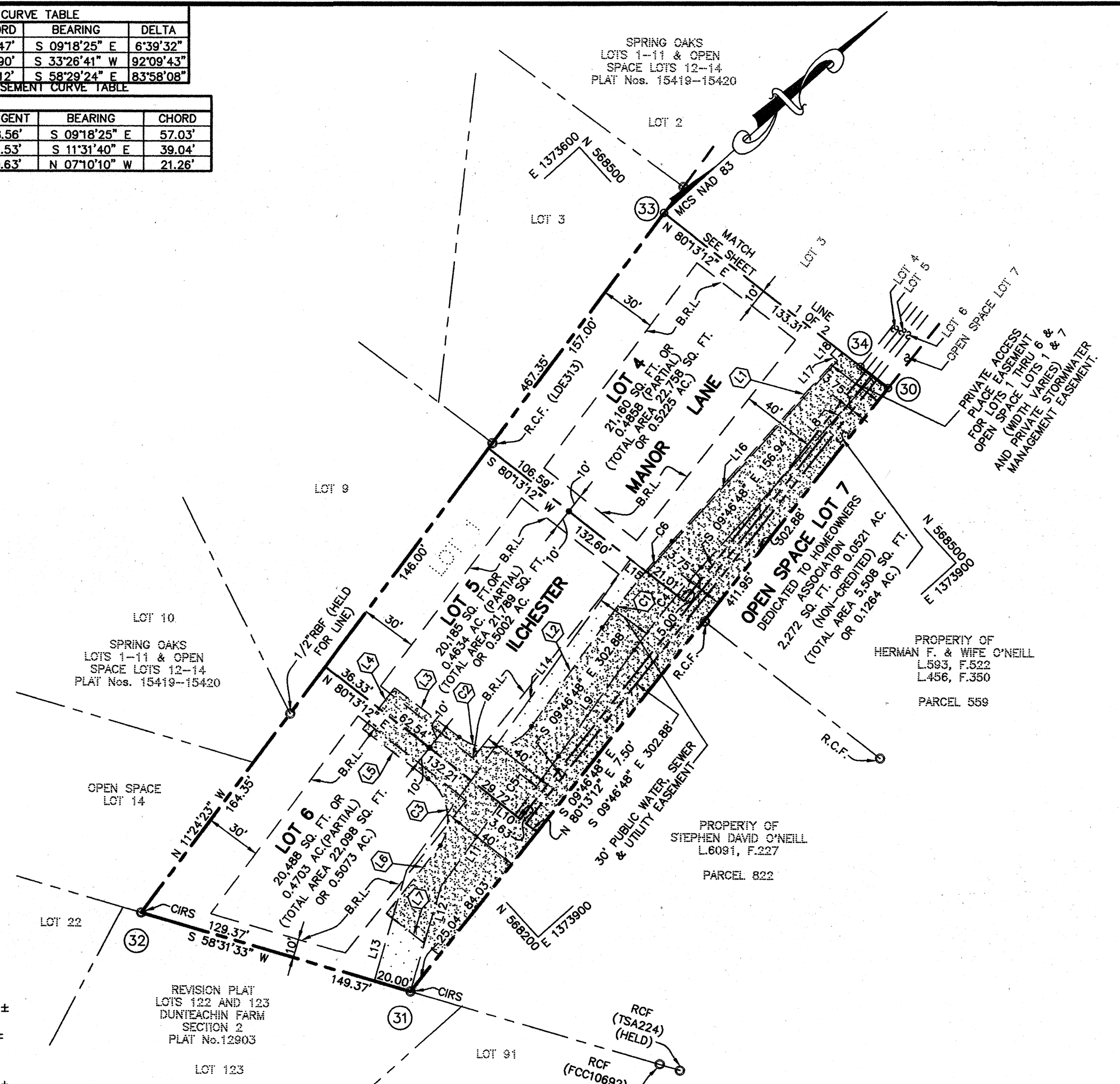
*Ready [Signature]* 4/20/05  
 WITNESS DATE

RECORDED AS PLAT No. 17483  
 ON APR 19, 2005  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ILCHESTER MANOR**  
**LOTS 2 THRU 6 AND**  
**OPEN SPACE LOTS 1 & 7**

A RESUBDIVISION OF LOT 1 AS SHOWN ON PLAT TITLED "KENNETH BERL TYLER AND LILLIAN S. TYLER" AND RECORDED IN PLAT BOOK 30, PAGE 27

F-75-11, P-04-004 & S-03-008  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 31 GRID NO. 15 PARCEL 642 ZONED: R-20  
 SCALE: 1" = 50' DATE: 04-19-05 SHEET: 2 OF 2  
 11819/1-0/SURVEY/FINAL/002PLAT.DWG



**GENERAL NOTES (CONTINUED)**

- 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 ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 4 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 AND 7. ANY CONVEYANCES OF THE AFORESAID LOTS 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 METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- LANDSCAPING FOR LOTS 2-3 AND 5-6 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED THRU USE OF THE ROOFTOP RUNOFF AND NON-ROOFTOP RUNOFF DISCONNECTION CREDITS. WHERE THE REQUIRED ROOFTOP DISCONNECTION LENGTH CANNOT BE MET, A RAINGARDEN IS PROVIDED. Cpv IS NOT REQUIRED BECAUSE THE PROPOSED 1-YEAR STORM EVENT DISCHARGE IS LESS THAN 2 CFS.
- OPEN SPACE REQUIRED: 2.8893 AC. x 0.10 = 0.2889 AC. CREDITED OPEN SPACE PROVIDED: 0.3369 AC.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED FOREST CONSERVATION EASEMENT AREA ONCE THEY ARE PLANTED.
- THE FOUR FEET BY TEN FEET (4' x 10') CONCRETE PAD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 2 THRU 6 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.